

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 99000551

Date Listed: 5/12/99

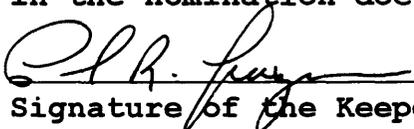
French Park Historic District
Property Name

Orange
County

CA
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

5/12/99
Date of Action

Amended Items in Nomination:

Area of Significance:

Community Planning and Development is added as an area of significance to reflect the district's importance as an illustration of early community development patterns and activities.

Period of Significance:

The end date for the period of significance is revised to read **1948**, in order to incorporate the numerous minimal traditional buildings erected from 1946 to 1948, which reflect the continuing development of the neighborhood through the post-war years. [The end date corresponds to a point ± 50 years from the present.]

Acreage:

The acreage is corrected to read: **45** acres.

This information was confirmed with M. Lortie of the CA SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
131	30	buildings
1	0	sites
		structures
		objects
132	30	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed
in the National Register

1 (Wright Apartments)

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Domestic, Single and Multiple
- Commerce/Trade (1)
- Recreation and Culture (1)
- Domestic, Single

Current Functions

(Enter categories from instructions)

- Domestic, Single and Multiple
- Commerce/Trade (1)
- Recreation and Culture (1)
- Commerce/Professional

7. Description

Architectural Classification

(Enter categories from instructions)

- Colonial, Spanish Colonial
- Colonial, Tudor
- Late Victorian, Italianate
- Late 19th/20th Century
- American Movements: Craftsman
- Late 19th/20th Century Revivals:
- Colonial/Neo-classical

Materials

(Enter categories from instructions)

- foundation brick, stone, concrete
- walls stucco, wooden, brick
- roof Asphalt, wood shingles; terra
- other cotta tiles

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location. (5)
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Exploration/Settlement

Architecture

Social History

Period of Significance

1877-78

1883-1945

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Multiple

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Santa Ana Library; History Room

10. Geographical Data

Acreage of Property Approximately 8 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 1 | | 4 | 1 | 9 | 8 | 4 | 0 | | 3 | 7 | 3 | 5 | 2 | 4 | 0 |
Zone Easting Northing

2 | 1 | 1 | | 4 | 2 | 0 | 1 | 4 | 0 | | 3 | 7 | 3 | 5 | 2 | 4 | 0 |

3 | 1 | 1 | | 4 | 2 | 0 | 4 | 1 | 0 | | 3 | 7 | 3 | 4 | 8 | 5 | 0 |
Zone Easting Northing

4 | 1 | 1 | | 4 | 1 | 9 | 9 | 1 | 0 | | 3 | 7 | 3 | 4 | 6 | 1 | 0 |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Diann Marsh

organization Historic French Park Association date February 19, 1998

street & number 321 E. Eighth St. telephone 714/541-2441

city or town Santa Ana state CA zip code 92701

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Multiple mailing labels included

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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The proposed French Park Historic District, located a few blocks to the northeast of the Downtown Santa Ana Historic District, is the best and most intact 1890s to 1920 neighborhood in Santa Ana. The boundaries are the commercial Main Street corridor on the west, the railroad tracks/industrial area on the east, Civic Center Blvd. on the south and the north side of Washington Street on the north. That neighborhood, called French Court, contains a predominance of apartment buildings and condominiums. The south side of Civic Center is bordered by a church, condominiums, the post office, and several parking lots. Local historic district status was granted by the Santa Ana City Council in 1984.

The unique street pattern of the French Park neighborhood was formed when Santa Ana East was platted in 1878. French Park occupies the triangular piece created at that time.

In the late 1890's prominent Santa Ana citizens began to build large Neo-classical and Colonial Revival homes in the southern half of the neighborhood, giving rise to the nickname, "The Nob Hill of Orange County." In the 1910s several large well-designed Craftsman Bungalows were built in the northern portion. Smaller Colonial Revival and Transitional Bungalows occupy the easternmost streets, such as Lacy, Minter, and Garfield.

French Park was the first residential neighborhood in Santa Ana to place its electrical poles along the back of the lots, instead of along the front. Mature palms, Pepper trees, and Live Oaks, line the wide streets.

In the 1920s and early 30s, as a reflection of the growth of Santa Ana, the county seat, nine fourplex apartment houses, all in the Spanish Colonial Revival style, were built. The dramatic balconies, stairways, arched windows, and other character-defining features make them an asset to the neighborhood.

In the late 1930s, the French Park district was one of the first areas to experience a building revival after the Depression. Ten fourplexes and a few duplexes reflected the need for multiple housing in Orange County's largest and, at that time, fastest growing city. In the 1940s and 50s, most of the large homes became rooming houses.

The district is composed of historically interdependent residences which have seen few alterations and exhibit the special character associated with the district's time and place in history. On the whole, the buildings are well-maintained and retain their architectural integrity. Most of the houses, returned to single-family owner-occupied status, are in the process of being restored to their former beauty.

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700 BLOCK N. FRENCH ST. (there is only one house between Civic Center Drive East and Eighth Street).

720 N. French St. Cochems House Neo-classical Revival 1906

Clad in narrow clapboard siding, the Neo-classical Cochems House is topped by a bellcast hipped roof with matching gables in the front and on the north side. The enclosed eaves are decorated with carved brackets. A cantilevered slanted bay window is located on the south end of the front facade, while a recessed porch occupies the northern two-thirds. Ionic capitals top the round columns. The north side of the wrap-around porch has been enclosed with a ribbon of windows. Plate glass and double-hung windows are used throughout the house. The plate glass window beside the front door is topped with a diamond-paned transom and flanked by double-hung sidelights. A slated bay window is located on the north (Eighth St.) facade. An attractive two-and-a-half foot tall foundation of manufactured stone supports the house. The north side of the porch was enclosed in the 1940's. The new front door, front steps, and piers appear to be the only new alterations. This house has experienced an impressive transformation over the past ten years. In the early 1980's it was covered with poorly-applied stucco and was boarded up. It has been returned to its original beauty and is now very well maintained. The two-car garage appears to be original, but has a new door.

William Cochems, the owner of the Vienna Bakery, built this house in 1906. A popular man in town, he was nicknamed "Billy the Baker". He and his family lived in the house for more than forty years.

800 BLOCK N. FRENCH ST.

801 N. French St. Smith-Campau House Craftsman Bungalow with Tudor and Egyptian influences. 1909

One of the finest English Tudor houses in Orange County, the Senator Smith House is one-and-a-half stories high and topped with a multi-level roof with rolled edges. A wide shed-style dormer occupies most of the second story of the front facade. The dormer is clad in wood shingles and features several windows across its face. Single exposed beams accent the

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wide eaves. The remainder of the house is clad in the original stucco. Four large Egyptian-influenced fluted columns support the recessed front porch. The front door, featuring a multi-paned window, is flanked by a pair of multi-paned casement windows and occupies the south half of the front facade of the porch. To its north are a pair of 12-light french doors, flanked by 12-light sidelights, opens onto the front porch. French doors, accented with sidelights occupy each end of the porch. Single-storied wings extend from each side of the two-story center section. Each section features large Egyptian-influenced columns which flank the center, which is accented with multi-paned windows. The wing on the south end has recently been enclosed to match the north wing, which was enclosed before 1925. Alterations are the enclosure of the south porch, stairs added to the rear, and some jalousied windows in the dormer and side-facing gables.

Michigan Senator William Alden Smith built this very large house for his parents, George and Margaret Smith, and his sister, Ella Campau. Ella, widely known in Orange County for her beautiful voice, was a soprano soloist at Catholic, Jewish, and Protestant services for many years. The family moved to Santa Ana in 1903 after Mr. Smith retired from the furniture business in Grand Rapids. He died in 1916 and Margaret passed away in 1921. Ella was active in several women's organizations, including the Ebell Club. Dr. Wayne Harris, a local physician and surgeon, and his wife, Essie bought the house from her and had both their home and his office here until the late 1940's.

802 N. French St. Crookshank House Neo-classical Revival 1899

An unusually fine example of Neo-classical Revival architecture, the Miles Crookshank House is two-stories high, with a dramatic and varied roof line and enclosed eaves. The front, side, and rear facing gables are centered with arched decorative windows with elaborate muntins, dentil trim, fluted pilasters, and a keystone at the top of the arch. Dentil work outlines the gable face. Finials top the roof peaks. The house is clad in narrow clapboard siding. The two-story slanted bay is accented with Neo-classical cast plaster panel. The single-storied offset front porch roof and south-facing side porch are supported by round columns. The original stained and varnished paneled door, flanked

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by multi-paned beveled glass sidelights, is located near the north end of the front facade. A two-story rounded bay featuring a band of Neo-classical cast plasterwork is located in the center of the south side. Large plate glass windows face toward the garden on the north side. An ornate stained glass window, located on the east (front) end of the north side, is accented with a cast plaster panel below. A typical old-fashioned screened porch occupies the first floor of the rear (west) facade. The house has not been altered since it was built.

The two-car garage, located in the northwest corner of the property, was built in 1904, but has a new door. A carved stone hitching post still exists in the front parking strip.

Miles Crookshank, an early Santa Ana banking pioneer, founded the First National Bank of Santa Ana in 1886, the same year the family arrived in Santa Ana. The institution was the city's first successful bank. He was active in Santa Ana Lodge No. 241 of the Masons, the Christian Endeavor Union, and several other organizations. He died in 1916 and his wife, Margaret Amelia, lived in the house until she died in 1937. Their daughter, Lida, continued to own the house and died there at the age of 95, on May 17, 1965.

810 N. French St. Clarence Crookshank House Colonial Revival 1904

Prominent bellcast hip-roofed dormers, accented with three multi-paned arched windows, are centered in the front (west), north, and south sides of the hipped roof of the Clarence Crookshank House. Carved brackets accent the main roof, dormers and porch roof. Narrow clapboard siding covers the exterior. A single-storied porch, topped with a mansard roof, is supported by paired wood columns resting on solid clapboard railings. Most of the windows are double-hung, with a leaded glass window placed next to the front door. The high quality Craftsman-style front door features a trio of long narrow vertical beveled glass panels topped with three squares of beveled glass. A single-storied wing on the south side features a large plate glass window with a leaded glass transom and a slanted bay on the south end. With the exception of the concrete front steps, it does not appear that the house has been altered.

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Clarence Crookshank built this house for his bride, Janet, in 1904. His family built the house next door at 802 in 1899. Clarence followed his father into the banking business, first in the First National Bank, and later becoming president of the Santa Ana Building and Loan Company. He was active in several local civic organizations, including the Christian Endeavor Union.

814-16 N. French St. Harris House Dutch Colonial Revival 1903 N. C.

The Harris House, topped with a side-facing gambrel roof with prominent front-facing gable, was altered in the 1940's when it was converted to four apartments. Wide wood siding was added to the sides of the gables, and the first floor exterior was clad in stucco. A pair of double-hung windows were installed in the center of the gabled dormer, which is topped with a pedimented gable with an oval vent in the center. The dormer appears to have originally been a small covered balcony. Shed-style dormers are located on each side of the main gable. The front porch, once located in the south half of the front facade, was enclosed. The original slanted bay window is still on the north half, and the recessed front door is original, although the glass block sidelights are not.

Mrs. Alice Harris was the first owner of this Dutch Colonial Revival home. In the 1920's and 30's Malcolm and Susie Richards were the owners. He was president of the Richards Bros. Machine Works, general machinists and distributors of Holt products, located at 710-12 E. Fourth St.

815 N. French St. Young House Folk Victorian 1893

Narrow shiplap siding, edged in corner boards, covers the exterior of the one-and-one-half story Young House. The steeply-pitched hipped roof contains matching hipped dormers in the center of each side and finials on top of the main peak and dormer peaks. The single-storied porch roof continues downward in a bellcast shape from the main roof. It is supported by chamfered posts. Double-hung windows are used throughout the house, with the exception of the ca. 1910 slanted bay on the north end of the house. The bay is centered with a brick chimney and flanked by double-hung windows with diamond panes in the top half. The lattice work on the porch and screen are recent additions.

The original owners of the house were Frank Young and his wife. In the 1901 directory they are listed as retired.

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817-23 N. French St. Warner Apartment No. 1 Minimal Traditional 1946

Four apartments, two on each floor, occupy the two-story hip roofed rectangular building at 817, 819, 821, and 823. N. French St. Horizontal shiplap siding covers the north and south ends of the second floor, while the first floor is clad in stucco. A large two-story rounded bay forms the focal point of the front facade. Eight double-hung windows grace each floor of the bay, with four in each apartment, allowing each to have half a rounded bay. On the first floor, arched recessed entries flank the rounded bay. Pairs of two-over-two horizontally-divided double-hung windows are located near the north and south ends of each floor. Tile clad stairs lead to the second floor along the north and south facades. The building does not appear to have been altered.

The first occupants of the south half of this fourplex, constructed in 1946, were Mrs. Minnie Holmes (widow of Edwin) and Frank and Vivian Harwood. Frank was Postmaster of Santa Ana in the 1940's. The first occupants of the north half were Mrs. Beryl Battle, a seamstress for Chandler and Son, and William and Barbara Lowe. He was a salesman in his father's firm of Hugh J. Lowe, one of Orange County's finest men's clothiers. Mrs. Anna K. Warner, who built this building and the one next door at 825-27, lived in the apartment at 825 for several years.

820 N. French St. Moore-Cowles House Spanish Colonial Revival 1926

A trio of multi-paned arched windows, fronted with a narrow decorative balcony, is one of the character defining features of this unusual Spanish Colonial Revival house. Clad in its original stucco, the structure is crowned with a red-clay-tile-clad roof. Split level in design, the living room on the front (east), dining room and kitchen are on the middle floor, while the bedrooms and baths are one-half level up, above the double garage and laundry room. The house is covered with the original stucco and topped with a two-level gabled roof, clad in red clay tiles. Red-brick-clad steps lead to the covered entryway on the front (east) facade, which is topped by an intricately-shaped arched opening. A second long narrow arched opening faces north. A second stairway, located on the north side, is flanked by stucco-clad piers. A trio of multi-paned windows to the west of the

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stairway is faced with a wood balcony with plain wood balusters. The underside is decorated with carved brackets. Six 12-light windows form a row along the north side of the second floor of the two-story section. The original paired garage doors, located next to the sidewalk, are accented with two rows of multi-paned windows. A matching stucco-clad wall begins at the northwest corner of the house and surrounds the back yard.

Edward and Florence Moore, who built the house on the west half of the lot at 312 E. 9th St. in 1923, built this large split level Spanish Colonial Revival home in 1926. Born in Lawrence County, Illinois, on September 25, 1852, Mr. Moore came to California in 1904. He and his wife purchased eighty acres of peat land in Smeltzer. They raised celery, barley, and corn. In 1923 they purchased this property, electing to build and occupy the smaller house on the westernmost portion of the lot until they could build the larger residence. Albert and Marianne Muller bought the house in 1928. He was the owner of the Muller Tool Company. By 1931 Carl C. Cowles, a prominent local attorney, and his wife, Helen, moved in to stay for several years. He had his office at 310 N. Main St. in Downtown Santa Ana. He specialized in bankruptcy cases. A charter member and past master of the Silver Chord Chapter of the Masons in Santa Ana, he was active in the civic life of Santa Ana.

825-27 N. French St. Warner Apartment No. 2 Minimal Traditional 1946

Unusual arched cornices which extend through the eaves of the low-pitched eaves of the hipped roof, are the decorative focus of the two-story apartment building at 825-27. Wide clapboard siding covers the second floor while stucco covers the second floor. A single-story porch, supported at one end by a pair of narrow posts decorated with vertical lath strips and at the other by a multi-paned slanted bay window, extends across the front of the building. Two-over-two windows, divided horizontally, are used on the second floor. Tile clad stairs, with a solid stucco railing, grace the north end of the building. The only alteration appears to be the screen door.

Mrs. A. K. Warner, who built this apartment building and the one next door in 1946, lived in 825, while the first tenant in 827 was M. W. Cobb.

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831 N. French St. Gowdy House Craftsman Bungalow 1911

Medium-width clapboards cover the exterior of the one-and-one-half story Gowdy House. A side-facing gabled roof tops the house. A gabled dormer, located on the south half of the front facade, appears to have been a small covered balcony. It has now been enclosed with windows. Triangular knee braces and carved brackets accent the gable faces. A recessed porch occupies the south half of the first floor. Decorative carved brackets accent the ends of the wood frieze above the porch. A plain rail extend between a pair of elephantine piers. A matching post supports the south end of the porch. A diamond-paned leaded glass transom tops the large plate glass window located to the south of the original front door, which contains an oval pane of beveled glass. A plate glass window, topped with a leaded glass transom and flanked with double-hung windows occupies the space to the north of the porch. A stairway and door have been added to the north facade. A single-storied slanted bay window is located to the east of the stairway. The enclosure of the small dormered porch and the stairway and door on the north side are alterations.

Ella Gowdy, the widow of the Reverend George W. Gowdy, built this house in 1911. Their daughters, Joella F. Gowdy, a teacher and vice-principal at Santa Ana High School, and Sarah, an artist, lived here with her. After Mrs. Gowdy died, Joelly continued to live here until the 1940's.

833 N. French St. Bullard House Craftsman Bungalow 1910 N. C.

Originally a two-story Craftsman Bungalow with side-facing gables, this 1910 Craftsman Bungalow shows little evidence of its historic appearance. A large extension has been added to the second floor, front facade, and the south half of the front porch has been enclosed. The manufactured stone porch posts and foundation are still visible, however.

William and Nina Bullard built this Craftsman Bungalow in 1910. He was the manager of the shoe department of the Reinhaus Bros. Department Store, located at 202 E. Fourth St. After William died, Nina continued to live here through the 1940's.

839 N. French St. Embree House Craftsman Bungalow 1911

Strong Oriental influences add a special character to the one-and-

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one-half story Embree house, topped with a side-facing gabled roof. Triangular knee braces accent the roofline. Stucco covers the top two-thirds of the house while wide horizontal siding forms a wainscotting along the bottom. Oriental-influenced tresswork occupies the face of the porch gable. Square posts, resting on brick piers with concrete caps, support the covered porch and pergolas. Carved exposed beam ends accent the posts and the gable face. Pergolas, formed by carved beams extending from the house, flank each side of the gable to the corners of the front of the house. Ribbons of casement windows, accented with nine lights in the upper third, are used throughout the house. Slanted side trim and slant-cut lintels add to the Oriental character. The house appears to have no alterations.

Virginia Embree, the widow of C. F. Embree, built this house in 1911. Albert and Ellen Fields owned the house in the 1920's. He was an insurance agent.

900 BLOCK N. FRENCH ST.

910 N. French St. Beatty House Craftsman/Neo-classical Bungalow 1909

Featuring both Craftsman and Neo-classical Revival architectural elements, the two-story Beatty House is capped with a hipped roof with front-projecting gables. Fine details, such as the carved bargeboards, closely-spaced carved brackets, triangular knee braces, and a cast plaster Neo-classical entrance pediment, accent this large house. A shed-style dormer, located in the center of the roof, is clad in wood shingles. Double-hung windows in pairs and trios, are used throughout the second story, with a pair of vertical windows, fronted with a small decorative balcony, in the center of the second floor, front facade. The full porch shelters a pair of double-hung windows on the south side of the front door and a plate glass/sidelight/transom set on the north side. The door is flanked with diamond-paned sidelights which match the transom above the window to the north. The living room wall, which faces the south, along the driveway is curved, with a large brick fireplace in the center. The north facade features a square gabled bay above a slanted bay window. The wrought iron rails along the sides of the steps are not original.

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John Beatty, a prominent local newspaperman and store owner, built this house in 1909. He owned the *Santa Ana Blade* during its early years and was a partner in the Crookshank-Beatty Company, a store in the Spurgeon Building. Louis Beeman, a teacher at Santa Ana Junior College, and his wife, Stella, owned the house in the 1920's, 30's, and 40's.

916 N. French St. George Smith House Colonial Revival 1902

Built in 1902 by George and Carrie Smith, this two-story Adams-style house is possibly the best example of this style of house surviving in Orange County. Two-stories high and topped with a hipped roof with matching dormers facing each direction, the house is clad in narrow clapboards. Well-proportioned, with a full single-story porch acrosss the front, the rectangular building is symmetrical in form. Pairs of fifteen-light casement windows are used throughout the house. Shutters accent the windows on the second floor. In the center is a small balcony which fronts four french doors, each with fifteen lights. Carved brackets accent the underside. Four square clapboard-clad columns support the porch and arched frieze. The solid railings are clad in clapboard. The stained and varnished front door is flanked by beveled glass sidelights and topped with a molding-trimmed lintel. The only alteration appears to be the wrought iron railings on each side of the wide front steps. A matching carriage house still exists behind the house.

George S. Smith, a partner in Smith-Tuthill Mortuary, and his wife, Carrie, built this house in 1903. Very prominent in the county, Mr. Smith served as the Coroner and Public Administrator in the 1910's. The family lived in the house for more than forty years.

918 N. French St. Gleason-Carden House Colonial Revival 1903

A high hipped roof, centered with a prominent front-facing gable, crowns the Gleason-Carden House, built in 1903. Decorated bargeboards, fishscale shingles, pairs of carved brackets and elaborate decorative knobs decorate the front gable. Narrow clapboard siding covers the body of the house. An intricate balcony crowns the center of the single-storied front porch. Four round columns support the front porch. Carved balusters form rows between the columns. The original stained and varnished front door is flanked by multi-paned beveled glass sidelights. Fluted pilasters, topped

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with a heavy dentil-trimmed cornice, forms a frame for the recessed front door. Plate glass windows, with plain transoms, are located on each side of the front door. Wide steps, flanked by narrow piers, lead onto the porch. A single-storied wing is located on the north side. The original carriage house is located in the back, to the west of the house. The Smith and Gleason-Carden houses share a common driveway.

Lester Gleason, a partner in the Gleason Furniture Store, was the builder of this fine house. Coming to Santa Ana in 1901 from Fullerton, Nebraska, he owned several businesses in Orange and Los Angeles Counties. He also owned an orange and lemon grove where El Modena High's athletic field is now located. A talented musician, he played in the Santa Ana Band and sang in the Methodist Church choir. Lester Lincoln Carden was the second owner. Moving to Santa Ana in 1910, he went into partnership with Jabe Hill in the Hill and Carden's clothing store. He also had interests in clothing stores in Pasadena and Whittier. He was a member of the Santa Ana Lodge No. 794, BPOE, a charter member of the Santa Ana Country Club, the Santa Ana Lions, and a member of the Christian Science Church. In 1923 Dr. Albert Zaiser and his wife, Grace, owned the house. He was a prominent early physician and surgeon. During the 1930's John and Dora Engel, a local ranching family, lived here.

932 N. French St. Rutan House Victorian/Colonial Revival ca. 1895/1920

The nicely-detailed prominent front gable and narrow clapboard siding indicates that this house was probably built in the 1890's. Vertical ventwork of varying widths and diagonal molding-edged trim provide a pleasing pattern in the gables that face the front and sides. Pairs of ten-light casement windows are used throughout the second story. A large arched plate glass window, located in the center of the front facade, was probably installed in the late 1920's, at the same time as the casement windows. Enclosed porches, featuring ribbons of ten-light windows, flank the large window in the center of the front facade. The Sanborn map of 1924 shows the original open entry porch on the north side, and an open porch on the south side. Both originally stopped at the edge of the front facade of the house. Brick wainscotting was installed when the porches

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were enclosed. Because the alterations occurred more than fifty years ago, they are considered part of the historic fabric. However, the jalousied windows on the north and south sides are more recent.

This house first shows up on a Sanborn map in 1895. However, it is not until 1909 that it is listed in the directories. William Thomas, a local attorney, is the first resident listed, in 1909, at this address. Wallace and Mabel Rutan owned the house during the 1910s. He was a prominent attorney with the firm of Rutan and Tucker. The firm still is still in existence today. Willard and Marie Patterson owned the house in the 1920s, 30s, and 40s. He was the manager of the General Bottling and Distribution Company at 1420 W. 5th St. and, later, the Whistle Bottling Company at 901

French Park, French and 10th Sts.

ca. 1895

A triangular park, formed on the west by N. French St., on the east by N. Minter, and on the south by Vance St., ends in a point at the corner of 10th and French. A large sign has been installed that reads "French Park Historic District." Three mature palm trees and two large golden rain trees shade the park. White crepe myrtle trees have recently been planted in planter holes in the sidewalk.

French Park, originally named "Flat Iron Park" for its triangular shape, forms the nucleus of the French Park Historic District (local designation).

The original townsite of Santa Ana, platted by William Spurgeon in 1869, extended from First St., on the south, to Seventh St. on the north and West St. (now Broadway) on the west, and Spurgeon St. on the east. The triangle that became French Park was created in 1877, when a 160-acre townsite called Santa Ana East was platted parallel to the location of the Southern Pacific railroad tracks, on a diagonal angle to the original townsite.

In the 1890's George Wright owned the triangular section and had his home there. Neighborhood property owners purchased the land and relocated the Wright home to the southeast corner of Minter (then called G St.) and Vance Place. The neighbors then donated the land to the city with the stipulation that French St. would be opened to its original width. Later, Vance St., at the south end of the park, was widened to its full width.

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1001 N. French St. Riviera Condominiums 1959 N. C.

Vertical board siding covers most of the exterior of the Riviera Condominiums, constructed in 1959. A low-pitched side-facing gabled roof tops the rectangular building with a courtyard in the center. The centered main entrance is flanked by terrazzo panels and topped by an open balcony. The entrance is protected by a wrought iron gate, installed a few years ago. Pairs of sliding glass windows flank the main entrance on each floor. They are fronted with recessed balconies with low terrazzo-clad walls. There is a large courtyard in the center of the square building.

1002 N. French St. Thomas-Hamilton House Colonial Revival 1898

Narrow clapboard siding covers the upper two-thirds of the single-story Colonial Revival house on the corner of French and 10th Streets, while wide shiplap siding covers the lower third. A hipped roof, which extends downward to cover the wrap-around porch, features hipped dormers facing south and east. Enclosed eaves and a molding-trimmed frieze accent the roof line. The original wrap-around porch includes turned posts, carved brackets, and a delicate balustrade. 2 x 4's were added to act as an anchor for screen material. The ball-and-spindle fretwork was removed from the porch several years ago. The southern portion of the porch has been enclosed. The curved base of the porch features rows of decorative squares with a hole in the center and in the corners of each square. A door has been installed in the place of the original window in the center of the north half of the front facade. On the 10th Street side there are two trios of windows. One of the center windows has been converted to a doorway and a stairway with wrought iron rail added. Concrete stairs, wrought iron railings, and metal awnings have been added to the front. A two-story five-unit apartment addition, clad in stucco, was added to the back in 1946. Wooden stairs at each end lead to the second floor units. There are several alterations to this house, including the additional stairs, wrought iron rails, metal awnings, doorway changes, and the addition of the units in the back. However, the house still retains much of its original character when viewed from the front.

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A retired merchant, A. H. Thomas, and his wife built this house in 1898. He was very active in the Christian Endeavor Union. Another early resident was Henry Hamilton, one of the three editors of the Santa Ana Sentinel, started in 1891.

1006 N. French St. Morris House Craftsman Bungalow 1922

A multi-gabled roof with capped peaks tops the Morris House, built in 1922. Exposed beam ends support the corners and caps of the three front-facing and two south-facing gables. A row of dentil trim runs across the top of the partially recessed front porch. Narrow clapboard siding covers the exterior. Two pairs of square molding-trimmed columns, resting on the concrete porch floor, support the roof of the offset front porch. Trios of 8-light casement windows look out onto the porch and the front yard. The original paneled front door, accented with ornate brass hardware, is flanked by multi-paned sidelights. A painted brick chimney, with high 6-light casement windows on each side, graces the south (driveway) facade. A small recessed porch, supported by the same style wooden column, is located to the west of the chimney. The only apparent alteration to the house is the metal safety screen door. There are units behind the house, constructed in 1950.

The original owners of this house were Frank and Nancy Morris. They owned and operated the Morris the Florist shop at 630 N. Main St. In 1933 Franklin P. and Mary Nickey purchased the house and lived there for seven years. He was a salesman for the Standard Oil Company, located at 1016 N. Santiago St. in Santa Ana.

1009 N. French St. Reeves House Colonial Revival 1909

Single-storied and rectangular in shape, the Reeves House occupies the southeast corner of French and Wellington Streets and is clad in narrow clapboard siding. The symmetrical front facade is crowned with a hipped roof featuring enclosed eaves accented with carved brackets and a centered hipped dormer. Double-hung windows flank the rectangular porch supported by four round columns resting on solid clapboard-clad railings. A slanted bay, centered with the front door, and containing a double-hung

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sidelight on each side, provides the main entrance into the house. A large rectangular beveled glass window accents the original stained and varnished front door. Plate glass windows, topped with diamond-paned transoms, are located on each side of the front porch. A slanted bay with matching plate glass window, diamond-paned transom, and double-hung windows is located on the Wellington Street (north) side. Double-hung windows are used throughout the rest of the house. A white picket fence surrounds the house. There are no apparent alterations to the house itself.

Although the architecture and materials of this house are typical of a Colonial Revival home built about 1900-1906, it does not show up in this location until 1926 (there are no odd numbers at all before that time) when Mrs. Fannie Reeves, the widow of H. H., became the owner, residing there for almost twenty years.

1014 N. French St. Isaacson House Craftsman Bungalow 1911

An unusually fine example of the Craftsman Bungalow, the Oriental-influenced Isaacson House is topped with a low-pitched gabled roof accented with rounded exposed beams and latticework venting in the gable faces. Wood shingles cover the exterior of the second floor and the original stucco covers the first floor. A trio of casement windows and a pair of small horizontal windows are centered in the unusual decorative wood surround. A row of exposed beam ends runs along the bottom of the second story. The wide wrap-around porch, decorated with exposed rafter tails, beam ends, and wide vertical board venting, features side-facing gables. Heavy stucco-clad piers, topped with concrete caps, support the wrap-around porch. Brick columns, with insets that form a pattern on the piers below, add interest to the porch. Single rails run between the porch piers. Ribbons of narrow casement windows, accented with turquoise stained glass in the top quarter, are used on the first floor. The north side features a cantilevered square bay and a large stucco-clad chimney. Three long, narrow beveled glass panels and the original brass hardware accent the wide front door. A set of aluminum windows have been installed in the original openings in the second floor of the front facade.

H. A. Skiles was the contractor for the Isaacson House, constructed in 1911. Charles Isaacson was an early auto dealer in Santa Ana. After he died, his wife, Lida, and daughter, Nell, continued to live in the house until

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the late 1920's. Nell, who had a piano studio in Suite 424 in the Spurgeon Building, specialized in teaching children. She was the organist at the First Church of Christ Scientist, located at Main and 10th Streets. In 1929 George Haddon bought the house. He owned Haddon's Super Service, a filling station located at 1646 E. First St. In 1941 Rev. J. H. Sewell and his wife, Eunice, moved in. He was pastor of the Church of Christ at 123 S. Broadway.

Henry Skiles, the builder, came to Santa Ana in 1878, constructing many fine residences here for over 25 years.

1016 N. French St. Beals House English Tudor Revival 1921

The Beals House is topped by a steeply-pitched multi-gabled Tudor-inspired roof. The front gable extends down to form the roof of the centered recessed entry. Narrow arched louvered vents accent the peaks of the gables. Trios of windows, used throughout the second story, are centered with stationary 8-light windows. Jalousied windows now occupy the openings on each side of the central multi-light windows. An interesting plate glass window, which overlooks the open porch on the south half of the front facade, is topped by a blank segmented arched frame and accented with a 6-light transom. The open porch features a red-brick-clad concrete floor and low stucco-clad wall topped with a row of red brick. Aluminum windows replace the original casement windows in the section to the north of the segmented arched entrance. A large stucco-clad chimney graces the south facade. Six aluminum-framed sliding windows and jalousied windows provide the main alterations to the house.

Nathan and Alice Beals, who built an earlier house a few blocks over at 821 N. Garfield Street in 1906, moved to this brand new home in 1921. Nathan was his father's partner for several years in the firm of Beals and Son, Grocers, in Downtown Santa Ana. He was assistant cashier for the First National Bank for ten years, and, in the 1940's, served as Secretary of the Irvine Walnut Growers Assn. For several years he was the manager of the Fallen Leaf Lodge at Lake Tahoe. He died in 1968, at the age of 92.

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1100 BLOCK NORTH FRENCH STREET

1101 N. French St. Hill-Hawley House Craftsman Bungalow 1912

Located on the northeast corner of French and Wellington, the single-storied Hill-Hawley House is topped with a multi-gabled roof. Exposed beam ends, exposed rafter tails, and vertical lath venting accent the wide eaves. Alternating rows of long and short wood shingles cover the exterior. The partially-recessed wrap-around porch is topped with a side-facing gabled roof supported by tapered elephantine posts resting on brick piers. A solid railing, with square cutouts near the top, forms a row across the front of the porch. A new solid door and a new paneled door provide the two entrances into the house. The concrete steps, flanked by brick piers, lead from the south side. 9-over-1 double-hung windows are used throughout the house except for the plate glass windows in the front facade. A row of stationary multi-paned windows forms a wind screen at the north end of the porch.

Jabe Hill, who built this house in 1912, was the founder and president of Hill and Carden, a Santa Ana clothing store which operated in the city for more than sixty years. Living in Santa Ana from 1904 until he died in 1971, at the age of 88, Mr. Hill was a past president of the Santa Ana Kiwanis and a founder and charter member of the Toastmasters Club, Chapter No. 1. In 1923 Alfred and Elizabeth Hawley bought the house. They owned a large sporting goods store at 305 N. Sycamore Street, and belonged to the Merchants and Manufacturers Association, the Elks, and the Macacabees.

1102 N. French St. Kittle-Perkins House Colonial Revival 1909

Topped with a bellcast hipped roof, the two-story rectangular Kittle-Perkins House is clad in narrow clapboard siding. Small matching dormers, accented with carved brackets, are centered in the front and side surfaces of the roof. A small recessed balcony, fronted with a carved balustrade, is centered in the second story, front facade. Double-hung windows are used through-out the second story. The full front porch is supported by square wood pillars, resting on clapboard-clad railings. The pillars are decorated

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with vertical scoring. The frieze at the top of the porch features three equal-sized molding-trimmed arches, with the entrance in the northernmost arch. A leaded glass transom tops the three plate glass windows on the porch. Two front doors, with the southernmost being original, occupy the north end of the porch. A plain black wrought iron fence surrounds the front yard.

Harl and Josephine Kittle, owners of a local ranch, built this fine house in 1909. A few years later Albert Perkins moved in to stay for thirty-six years. Before his retirement he was a botanist and rose grower. He belonged to the family that was part of the Jackson-Perkins Bros. nursery business, based in Newark, New Jersey. He was a member of Masons and the Elks.

1104 N. French St. Ernest Smith House Spanish Colonial Revival 1924

A flat roof, bordered with an uninterrupted parapet, tops the single-storied stucco-clad Ernest Smith house. The porch is sheltered by a red-clay-tile-clad shed-style roof with a shaped parapet at each end. Three matching arches, with the northernmost serving as the main entrance, form an arcade across the front of the porch. Another arched opening leads to the porch's south side. A red-clay-tile-clad hood shades the pair of arched windows in the front facade, to the north of the porch. Paired of small arches accent the top third. Four tall, narrow, matching windows look out onto the front porch. An arched, recessed side porch opens off of the south (driveway) side of the house. The house appears to have been restuccoed. A small black wrought iron fence surrounds the front yard.

Ernest and Ada Smith built this house in 1921, and lived here for over twenty years. He was a building contractor.

1107 N. French St. Rev. Russell House Craftsman Bungalow 1911

A side-facing gabled roof, centered with an attractive gabled dormer, tops the Russell House, constructed in 1911. Carved and decorated bargeboards, finials, carved beam ends, carved rafter tails, and criss-cross lattice venting accent the dormer and gables. A frieze, accented with a row of decorative knobs, runs across the bottom of each side-facing gable. Narrow clapboard siding covers the exterior, the square porch columns, and

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the solid porch railing. The full front porch is centered with wooden steps, flanked by clapboard-clad piers. Multi-paned transoms, plate glass windows, and double-hung sidelights flank the original paneled front door.

The Reverend Otto Russell, and his wife, Alice, built this Craftsman Bungalow in 1911. Dr. John Murfin, and his wife, Dora, bought the house in 1915, and lived here for over thirty years. He was an osteopathic physician with offices at 204 1/2 E. Fourth Street.

1108 N. French St. Clyde Bishop House Neo-classical Revival 1906

The Clyde Bishop house, a good example of Neo-classical architecture, features fine detailing in the use of leaded glass, columns and capitals, and window surrounds. Clad in narrow clapboard siding, it is crowned with a bellcast hipped roof, centered with a prominent matching dormer. Wide enclosed eaves, trimmed in molding and closely-spaced carved brackets, form the roof line. Trios of fluted wood columns, topped with Ionic capitals and resting on clapboard-clad piers, support the front corners of the partially-recessed porch. The porch frieze curves downward at each end. Turned balusters form the balustrade between the piers. The original front door, centered with a large beveled plate glass window, is flanked by leaded glass sidelights. A richly-detailed window to the south of the door contains a plate glass window, leaded glass transom and matching sidelights, dentil trim, and carved wood trim. A large plate glass window to the north of the porch is topped with a leaded glass transom and flanked by double-hung windows. A horizontal leaded glass window is located high in the north facade. The original garage is located in the rear. A new wooden fence surrounds the yard.

The Hon. Clyde Bishop, who first came to California in the 1881, was a prominent attorney who served in the State Legislature for two terms. Raised in Santa Ana, he joined a traveling company of actors while in his twenties. After returning to Santa Ana he took up the study of law in the offices of C. S. Montgomery and Victor Montgomery, passing the California Bar in 1902. In 1906 Mr. Bishop was elected on the Republican ticket to serve as an Assemblyman in the California Legislature. He authored the Newport Protection District Bill, and served as chairman of the County Boundaries Committee. He was on the Judiciary Committee, the Committee on Constitutional Amendments, and the Municipal Corporations Committee.

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He was City Attorney for the City of Orange for two-and-a-half years, conducting that city's first bond issue. As the City Attorney for Newport Beach he conducted proceedings creating the new city. He was a member of several civic organizations. Mr. Bishop was chosen to speak at the courthouse dedication in 1901.

1109 N. French St. Van Wyk House Craftsman Bungalow 1911

Topped with a side-facing gabled roof, centered with a gabled dormer, the Van Wyk House is clad in narrow clapboard siding. Criss-cross lath venting, carved beam ends, decorative knobs, and exposed rafter tails accent the roof line. Clapboard-clad square columns support the ends of the full porch. Matching clapboard piers flank the centered porch entrance. The original front door, centered with a large plate glass window, is located between a pair of wide double-hung windows. A slanted bay is located on the south side. New used brick steps, flanked by matching piers, are recent additions. The landing and door on the second floor, south side, are not original.

John and Mary Van Wyk, local ranchers, built this house in 1911. The contractor was Thomas Ash. In the 1920's G. Elmer and Anna Barrow and Fred and Alma Hampton each owned the house for a few years. The latter owned the Hampton Bros. Furniture store at 520 N. Main Street.

1112 N. French St. James Alexander House Italianate Victorian ca. 1887

A single-storied Italianate Victorian home, the Alexander House is fronted by a Colonial Revival porch, which was installed before 1920. A pair of offset connecting hipped roofs tops the house. Wide shiplap siding covers the exterior. Carved brackets decorate the enclosed eaves and plain frieze. Hoods, supported by carved brackets accent the tops of the tall, narrow double-hung windows. The shed-style porch roof, supported by round columns resting on clapboard-clad railings, is topped with a small gable, located above the entrance. The south side of the wrap-around porch has been enclosed with large wood-framed multi-paned windows. A new wooden picket fence borders the front yard.

Thomas Jefferson Alexander and his wife, Mary, came to Santa Ana in 1887, building this small house that same year. Thomas was in the

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postal service for most of his adult life, having begun his career in as a mail clerk on the Cleveland, Cincinnati, Chicago, and St. Louis Railroad. In 1887 President McKinley appointed him Postmaster of Santa Ana. He held the office for several years. After he and Mary moved to a larger new house next door, their son, James, and his wife, Laura, moved into 1112. James, who moved to here in 1887 also, served as Assistant Postmaster in Santa Ana for over thirty years, beginning in 1899. In the 1920's William and Belle Baker owned the house. He was Secretary/manager for the Orange County Manufacturing Co., a local manufacturer of boxes.

1115 N. French St. Philleo House Altered Bungalow N. C.

Clad in newer stucco and topped with a low-pitched gabled roof, the Philleo House was completely remodeled in the 1980's. A recessed porch, supported by a single post, is located in the southwest corner of the front facade. The brick-clad entry porch and steps are fairly new. A red brick chimney graces the south side. The stucco cladding, aluminum windows, carport on the south side, and brick front planter are part of the remodel.

Mrs. Marietta Philleo, the widow of E. A., built this house in 1926. Pelham and Vera Small bought the house in 1946. His specialty was repairing looms for the Santa Ana Woolen Mills on East Washington St. Pelham and Vera moved to Washington State when he went to work for the Pendleton Mills. When Wayne and Viola Small were married in 1950, they moved into the house and continue to live there today. Wayne worked for the Santa Ana Woolen Mills for several years.

1116 N. French St. Alexander House Craftsman Bungalow 1914

Neat rows of alternating long and short wood shingles, cover the second story of the Alexander House, and the original stucco cladding covers the first story. An exceptional example of the Craftsman Bungalow style, the house is topped with low-pitched gabled roofs with wide eaves accented with triangular-shaped knee braces, horizontal lath venting, and exposed rafter tails. Double-hung windows, with some having vertical muntins in the top half, are used throughout the second floor. The single-storied wrap-around porch features a front-facing open gable resting on a

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single beam which supports the gable and forms the top of the pergola to the north of the porch. Pairs of square posts, resting on stucco-clad piers, support the Oriental-influenced porch. The concrete porch floor continues to the north end of the pergola on the north side of the covered section. Carved beams extend from the front facade of the house to the crossbeam at the front of the porch. Single 4 x 6's form the railings between the piers. A large plate glass window is located to the north of the wide front door, accented with three narrow vertical beveled glass windows. Sidelights flank the door. The wide front steps are made of concrete and bordered with stucco-clad piers.

Thomas and Mary Alexander moved from 1112, immediately to the south, in 1904. He was Postmaster of Santa Ana for over thirty years. They also owned ranch property planted with walnuts and citrus. The early directories list Thomas and Mary as living here in 1904, with his son, James, living in 1112. However, this house is listed on the survey as having been built in 1914, a date which suits the later style Craftsman architecture. Thomas Alexander died on August 2, 1917, and Mary continued to live in the house until the mid-1920's when Sidney and Josephine Druce bought the house. Sidney was a partner in the Druce Bros. Poultry Ranch in Stanton. The ranch was widely known for its production of White Leghorn chickens. Sidney and his brother, H. Campbell, were active in the Southern California Poultry Producers Association and the Garden Grove Farm Bureau.

1117-1119 N. French St. Duplex Minimal Traditional 1944 N. C.

A hip-roofed wing extends forward in the middle of the main section of the duplex at 1117-19. Exposed rafter tails ring the roof line. The entrance to 1117 is located on the south side of the wing, while the door to 1119 is on the north side. All windows except the front 6-light plate glass window, are 2-over-2, divided horizontally, and are either stationary or double-hung. Because the duplex has received a new coat of stucco and wood shake roof, it does not appear to contribute to the historic character of the neighborhood. A large slumpstone and wrought iron fence hides much of the building.

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In 1944 Horace and Mary Louise Pike were the first tenants in 1117. At that time Horace was in the U. S. Army. By 1947, he had gone into the bakery business in Santa Ana. Ann Faris, a dietitian at St. Joseph's hospital, occupied 1119.

1121-1121 1/2-1123-1123 1/2 N. French St. Lyons Fourplex
Minimal Transitional 1937

Two-stories high, with the second story clad in wide horizontal clapboards and the first story encased in stucco, the Lyons Fourplex is basically rectangular in shape with the south half of the front facade recessed approximately six feet back from the north half. Concrete steps, bordered with wrought iron rails, ascend to the second floor. A low-pitched hipped roof, edged in carved brackets, tops the building. Most of the windows are two-over-two, divided horizontally, and are either stationary or double-hung. Narrow plant shelves, accented with carved brackets along the underside, decorate the windows at each corner of the second floor. A slanted bay window graces the center of the first floor of the north half of the front facade. Plain doors open from the side of the setback. The south facade features another slanted bay window on the first floor and a long shed-style balcony on the second floor. The first floor of the building appears to have been restuccoed within the last ten years. The stairs were probably changed in the 1960's or 70's.

Stanley Lyons, and his wife, Cecyl, were the first owners of this fourplex. He worked as an agent for the Los Angeles *Times* and the Santa Ana *Independent*. Among the first tenants were: Mrs. Hazel Magg, a member of a prominent ranching family; Norman Miller, the Sec./Tres. for the Brock Glass Co. at 202 Santa Fe Ave., and his wife, Birdie; G. A. Martinson, manager of the Nehi Bottling Co., located at 314 E. 3rd St.

1200 BLOCK NORTH FRENCH STREET

1216 N. French St. Thee House Craftsman Bungalow 1914

Exhibiting characteristics similar to the Alexander House directly to the south, the Thee House is a large Craftsman Bungalow topped by a multi-gabled roof and fronted with a single-storied porch and pergola.

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Triangular knee brackets, decorative knobs, and criss-cross lath vents accent the wide eaves. Wood shingles, alternated in long and short rows, cover the second story, while the first story is clad in specialty siding. The roof features both side and front-facing gables and a shed-style section on the north end of the second floor. The single-storied front-facing gabled porch is supported by trios of square wood posts, resting on stucco-clad piers with concrete caps. Cutout railings run across the front of the porch, with the entrance being on the south side. A pergola stretches along the south side of the front facade, and is supported by piers and posts matching those used on the porch.

John and Wilhelmina Thee, who owned a ranch at 128 W. 19th St. for several years before building this large Craftsman Bungalow, moved into this house in 1914, bringing with them two adult children. Amanda was a bookkeeper at the O. C. Title Co. and Gertrude worked at Sam Stein's Stationery Store on Fourth St.

1218 N. French St. Hickox House Craftsman Bungalow 1909

A side-facing bellcast gabled roof, fronted with a prominent gable, caps the two-story Hickox House. Carved bargeboards, exposed rafter tails, triangular knee braces, decorative knobs, and criss-cross lath ventwork accent the roof line. Wood shingles cover the exterior upper 3/4ths of the body, while wide clapboard siding is used on the lower 1/4th, separated by a beltcourse. Ribbons of casement windows, accented with three lights in the top third, are used throughout the second story, while similar windows with two rows of muntins are featured on the first floor. The recessed front porch is supported by a single elephantine column, clad in wood shingles. A cutout rail, anchored next to the steps by a tapered pier, borders the north and west sides of the porch. The only alteration appears to be the metal screen door.

Lou and Ruby Hickox built this bungalow in 1909. Lou was a well-known photographer in Santa Ana with a studio at 112 1/2 W. Fourth St. After Lou died in 1917, Mary Smart took over the business. Ruby and their daughter, Ruth, continued to live in the house until 1920, when Julius and Lena Smith bought the house. They owned the Unique Cloak and Suit House at 203 W. 4th St. By 1928 Oliver K. and Edna Carr had moved in to stay for a few years. He owned a detective agency at 407 1/2 N. Main St.

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1224 N. French St. Sprague House Craftsman Bungalow 1906

A prominent gabled dormer, accented with four matching double-hung windows, crowns the side-facing gabled roof of the one-and-one-half-story Sprague House. Shaped bargeboards, single exposed beam ends, exposed rafter tails, and criss-cross lath venting accent the roof line. Narrow clapboard siding covers the exterior and the square columns which support the full recessed porch. A large window accents the front door. A plate glass window, transom, and double-hung window arrangement is located to the south and casement windows are seen on the north. The foundation is made of manufactured stone, as is the low wall bordering the front lawn.

Edgerton B. Sprague, well-known in Santa Ana banking circles, built this house in 1906, one year after he came to Orange County from the University of Michigan where he was studying law. He became cashier of the Orange County Trust and Savings Bank in Downtown Santa Ana on November 5, 1906, and remained in that position until he became assistant cashier at the California National Bank in March of 1915. Two years later he moved back to the Orange County Trust and Savings Bank, becoming head cashier. He eventually became a vice-president, stockholder, and director of the Home Mutual Building and Loan Association in Santa Ana. He is identified with several civic organizations, including the Masons, Council No. 14, the Knights of Columbus, and the Shriners. William and Grace Finn became the owners in 1922. They owned the Rock Bottom Grocery Store at 401 E. Fourth St., and, later, a grocery store at 209 E. 15th St.

1225 N. French St. Davis House Colonial Revival 1905

Topped with a bellcast hipped roof, accented with carved brackets and centered with matching hipped dormers, the Davis House is clad in stucco on the second story and asbestos shingles on the first story. Double-hung windows, accented along the bottom with small flower boxes and exposed beam ends, are used throughout the second floor. A recessed single-storied porch occupies the north half of the front facade. A square column and pilasters, resting on an asbestos-covered rail, support the porch. The paneled door features a square window in the top half. A single-storied square bay, decorated along the top with a low baluster

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made of plain balusters, occupies the space next to the recessed porch. Obvious alterations include the stucco and asbestos shingles. The flower boxes and balustrade along the top of the bay do not appear to be original.

Samuel Davis, who built this house in 1905, was a district attorney for the County of Orange and a partner with E. E. Keech in one of the city's most prestigious law firms. His interest in history led him to become one of the founders of the Orange County Historical Society, serving as secretary from 1919 to 1947. He also belonged to the similar societies in Missouri and Philadelphia. By 1920 William and Elizabeth Hoy had purchased the house. A civil engineer with offices in Santa Ana, he graduated from Cornell University in 1895. In February 1913 he came to California and was employed by the Orange County highway commission and the county surveyor's office. After serving as City Engineer of Santa Ana from 1919 to 1922, he went into private practice. Specializing in water resources and irrigation, he worked for half a dozen local water companies, and was a member of the American Society of Civil Engineers and the American Association of Engineers.

1227 N. French St. Roscoe Wilson House Craftsman Bungalow 1921

A side-facing gabled roof, accented with caps at the peaks, tops the single-storied Wilson House. Single exposed beams and criss-cross lattice-work venting accent the main roof line and that of the front-facing offset gabled porch roof. New stucco covers the exterior. Paired round pillars support the porch. A solid rail runs between the columns. A ribbon of five tall, narrow casement windows are located to the north of the porch. The south facade, facing the driveway, is shaded by a long narrow pergola whose concrete floor is an extension of the wrap-around porch. Carved brackets extend from the south face of the house, resting on a single beam supported by square wood molding-trimmed pillars. Although the house has been altered by the stucco-cladding, the other architectural features are still evident.

Roscoe and Grace Wilson, owners of the Santa Ana Preserving Co., a maker of marmalade, built this house and the one next door in 1921. In the mid-1920's Mrs. Maude H. Chase, the widow of Charles, moved in. She operated the Chase Studio and School of Decorative Arts, located at 109 E. Sixth St. The Wilsons had moved around the corner to 305 E. Washington.

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1229 N. French St. Grace House California Bungalow 1921 N.C.

A low-pitched front-facing gable, fronted with a matching offset porch roof, tops the Grace House. Exposed rafter tails and single beam ends accent the roof line. Square brick pillars, clad in newer brick, support the porch roof. A slanted bay, located to the north end of the porch, is topped with a flat roof. Aluminum-framed windows have been installed throughout the house. Because of the alterations, which include the stucco-cladding, aluminum-framed windows, brick-clad pillars, and wrought iron and slumpstone fence, this house does not appear to contribute to the district.

Roscoe Wilson, who also built the house next door in 1921, built this house for Charles Grace, a local real estate agent with offices in the Rowley Building at 107 1/2 E. Fourth St. They lived in the house until 1933, when it became a rental. By 1941 Robert and Louise Garrett owned the house. They were jewelers, with a shop in the Grand Central Market Building on Second St. in downtown Santa Ana.

1230 N. French St. William Smith House Craftsman Bungalow 1909

The finely-detailed one-and-one-half story Craftsman Bungalow on the corner of French and Washington is crowned with a steeply-pitched side-facing gabled roof. Carved knee braces and rafter tails accent the roof line. Fishscale shingles decorate the gable faces. A pair of double-hung windows, accented with multi-light patterns in the top one fourth, are centered in the dormer. Narrow clapboard siding covers the exterior and the supports at each end of the full front porch. Fluted columns are placed beside each pillar, and rest on the solid clapboard-clad railing. A plate glass window, topped with a multi-paned transom and double-hung sidelights, graces the section to the south of the door, while a wide double-hung window is located on the north side. The original door, centered with a large beveled glass window, is accented with a sill and dentil trim below the window. A cantilevered slanted bay window is centered in the north facade, facing Washington Street. The foundation, piers, and a low wall around the front yard are all made of manufactured stone. The wrought iron rail in the front and an entrance added to the south side appear to be the only alterations.

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William Henry and Dama Smith built this Craftsman Bungalow in 1909. They were local ranchers. He died in 1926, and Mrs. Smith continued to live here well into the 1940's.

1235 N. French St. Harry Smith House Colonial Revival 1919

Wide clapboard siding covers the exterior of the single-storied Smith House. An ell-shaped gabled roof, accented with caps at the peaks, tops the house. Enclosed eaves with returns accent the roof line. Paired vertical vents are located in the center of each gable face. The front porch, supported by square pillars, connected by a criss-cross grid screen, is recessed in the northwest third of the front wing. A plate glass window, topped with a small hood, is located to the south of the porch, while a plate glass window with casement sidelights occupies the space on the north side. The original front door features two rows of small square lights in the top third. A red brick chimney graces the north side of the house. A 6-foot-high wrought iron and stucco fence surrounds the front yard.

Harry and Annette Smith were the first owners of the house on the southeast corner of French and Washington. George Pickering was the contractor. Harry was a salesman for J. S. Trew, a real estate broker, with offices at 601 N. Main St. In 1923 Orlando and Mary Johnson moved in. He was a retired farmer. Next, Ora and Hilda Tilson lived here. He was a manager for the Union Oil Company.

900 BLOCK NORTH MINTER STREET

801 N. Minter St. Cooper House Queen Anne/Colonial Revival 1900

Narrow clapboard siding covers the exterior of the finely-detailed one-and-one-half-story Cooper House. A steeply-pitched side-facing gabled roof, centered with a prominent gabled dormer, tops the house. Sawtooth shingles and a tall narrow louvered arched vent cover the front and side-facing gable faces. Additionally, the side gables have returns and one large and three small double-hung windows. Below the gable, in the center of the second story, is a slanted bay, accented with cut corners, carved brackets, tear drops, and a narrow balustrade. A small porch, supported by a round wood column resting on a solid clapboard-clad

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railing, is recessed in the north half of the front facade. The original front door, accented with a medium-sized window, molding, dentil trim, and recessed panels, opens onto the porch. The space to the south of the porch is occupied by a plate glass window, diamond-patterned transom, and double-hung side-lights. A slanted bay, located on the south side, has been turned into a second entrance, fronted by a small deck. Brick cladding on the porch floor and steps, brick piers, and the door and deck on the south side are alterations.

This charming house was built for Rev. J. H. Cooper and his family in 1900. He was the pastor of the First Congregational Church. By 1905 William and Emma Block, a retired couple, had purchased the house. In 1911 Marlin and Florence Shields moved from Mono County, CA, to Santa Ana. In addition to this house, they bought twenty acres of land on Irvine Blvd. He eventually owned several pieces of citrus property in the eastern part of the county. He was a Mason, an Elk, and a Presbyterian.

802 N. Minter St. Kinley House Queen Anne/Colonial Revival 1895

A tall hipped roof, fronted with gables on the north end of the front facade and the center of the south facade, caps the single-storied Kinley House. Carved brackets accent the enclosed eaves and fishscale shingles cover the gable faces. The front porch, probably added about 1910, is supported by round pillars with Tuscan capitals. A screen of criss-cross latticework has been added along the top of the flat-roofed porch. A plate glass window, topped with a transom, is centered in the section to the north of the front door. A square bay window looks out onto Civic Center Drive. Alterations include the latticework and the metal screen door.

James Frank Kinley and his wife, Mary, built this house in 1895. He was the janitor at the Orange County Courthouse. In 1918 Roscoe Huber, who worked for Flagg and Campbell, printers and bookbinders located at 208 W. Third St., was the second owner.

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805 N. Minter St. Eimers House Colonial Revival 1905

A bellcast hipped roof, centered with a hipped dormer, tops the Eimers House. Enclosed eaves, accented with carved brackets, metal finials, and a plain frieze accent the roof line. A slanted bay window, capped with a leaded glass transom, dominates the front facade. The recessed porch, located on the north half of the front facade, is supported by round wood columns resting on a solid clapboard-clad railing. A leaded glass window is located to the north of the front door. On the south side are a horizontal window and a cantilevered slanted bay with a leaded glass window. A small single-storied 1940's rental house, topped with a side-facing gabled roof and clad in wide clapboard siding, is located in the back yard.

George Eimers and his wife were the first owners of the house at 805 N. Minter (then called G Street). He worked at the Main Department Store. They sold the house to Frank W. and Lillian Harris in 1909. He worked in the escrow department of the Abstract and Title Guaranty Company. In 1913 Eugene and Jessie De Vault became the owners, staying until 1922. He was a salesman for the Farmer Implement Company, and later became the field manager for the Anaheim Sugar Company.

806 N. Minter St. Hutchings House Craftsman Bungalow 1924

The tiny house at 806 was originally on the same double-wide lot as the house at 802, immediately to the south. Both houses share a central driveway and garage. The steeply-pitched side-facing gabled roof is fronted with an offset gabled front porch. Exposed beam ends and rafter tails decorate the roof line. Narrow clapboard siding covers the body of the house, while wide boards cover the gable faces. Square pillars support the porch roof, which features Oriental-influenced crossbeams. The front door, accented with a multi-paned window and panels, sits next to a large plate glass window with a multi-paned transom. The spindles that form the porch rail are a recent alteration.

James K. Hutchings, and his wife, Vera, were the first occupants of this small bungalow. He was a special agent for the Standard Oil Co. One year later, Mrs. Elizabeth Maud Morrison, secretary to attorney W. M. Menton, moved in to stay for approximately ten years. Mr. Menton's office was in the First National Bank Building.

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810 N. Minter St. Apartments ca. 1980 N. C.

A mansard roof tops the three-story stucco-clad apartment house at 810. The building covers the whole lot, with the exception of a six-foot-wide strip across the front. The first floor is a parking garage, entered through a wide wrought iron gate. Sets of aluminum-framed windows, centered in framed surrounds, occupy the top two stories in the front facade. A plain wood door and mailboxes are located to the north of the the garage door. The building does not contribute to the historic district.

811 N. Minter St. Apartments ca. 1978 N. C.

Rectangular in shape, with a flat roof, the apartment building at 811 does not contribute to the historic district. The front facade, clad in horizontal wood siding, is accented with narrow vertical batting. The stairs, windows, and corridors are located on the south side of the building.

813 N. Minter St. Kittle House California Bungalow 1922

Narrow clapboard siding covers the exterior of the single-storied bungalow at 813 N. Minter. The low-pitched front-facing gabled roof is fronted by a matching offset gabled porch. The porch is supported by three round wooden pillars. They do not appear to be original. A pair of double-hung windows is located to the north of the plain wooden door, while a single double-hung window graces the south side of the door. Double-hung windows are used throughout the rest of the house.

James Kittle, an insurance agent, and his wife, Grace, were the first owners of this small bungalow, built in 1922. In 1924 John and Effie Campbell moved in. He was the manager of the Western Auto Supply, located at 416 W. Fourth Street.

814 N. Minter St. Davies House Craftsman Bungalow 1921

A prominent front wing provides the entrance for the single-storied Davies house, built in 1921. The main roof features side-facing gables, accented with single beam ends, exposed rafter tails, and vertical vent-

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work. Narrow clapboard siding covers the house. A plate glass window, three-light transom, and casement sidelights occupy the space next to the front door/plate glass window/transom arrangement. Double-hung windows are used throughout the rest of the house.

Charles and Nora Davies were the original owners of the house at 814, constructed in 1921. In 1919 he built the duplex to the north at 818-20 N. Minter, living in the south half while he built this house. The family continued to live here for more than twenty years.

815 N. Minter St. Grim House Colonial Revival 1898

A nicely-detailed early Colonial Revival home, the Grim House is capped with a bellcast hipped roof with front-facing and south-facing bellcast pedimented gables. The gables are centered with semi-circular wood trim, fishscale shingles, and square vents. Carved brackets decorate the corners of the enclosed eaves. Narrow clapboard siding, outlined with corner boards, covers the top 2/3rds of the body, while newer stucco cladding covers the bottom 1/3. A plate glass window, topped with dentil trim, is centered below the pedimented gable. The recessed porch, supported by a wrought iron post, occupies the southwest corner of the front facade. The wrought iron post, front steps, and stucco are alterations.

Built in 1898 by C. F. Grim, an agent with the Griffith Lumber Company in Anaheim, this small house was one of the first on this block of Minter St. (G. St.). By 1905, Edwin and Mary Cox, a ranching family, had purchased the house. Their daughters, Jennie (a dressmaker), and Mamie (a milliner), lived with them. In the 1930's Joel and Helen Ogle occupied the house. He was an attorney with an office in Suite 500 of the First National Bank Building.

818-20 N. Minter St. Davies Duplex Craftsman Duplex 1919

A wide, low-pitched gabled roof, which continues forward to form the roof over the full-width porch, caps the single-storied Craftsman duplex at 818-20. Vertical venting, single exposed beam ends, and exposed rafter tails decorate the roof line. Narrow clapboard siding covers

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the exterior. Large square pillars, clad in the original stucco, support the porch. The pair of varnished doors, each decorated with 6 lights at the top, are flanked by plate glass windows with transoms. Tapered window and door trim add an Oriental influence, as does the railing, centered with a wide horizontally-placed board.

William Davies built this duplex in 1919, living in the south half until he finished building the house to the south, at 814, in 1922. He moved into that house and rented out both sides of this duplex.

821-23 N. Minter St. Mirisan Apts. Minimal Traditional 1956 N.C.

Two rows of five apartments, facing each other over a 12-foot-wide courtyard, form this court, constructed in 1956. A low-pitched gabled roof tops each section. A 2-over-2 window, divided horizontally, and a plain door define each unit. A single window with shutters and vertical 2 x 4's decorate the front of each building. A low wrought iron fence and gate lead into the courtyard between the buildings.

824 N. Minter St. Haynes House Craftsman Bungalow 1915

A side-facing gabled roof, featuring a shed-style dormer, tops the single-storied Haynes House. Carved rafter tails decorate the roof of the dormer, which contains a multi-paned horizontal window. Asbestos siding covers the exterior. A recess porch, supported by square pillars, occupies the south half of the front facade. A plate glass window, with a plain transom, is located in the space beside the front door. The asbestos siding covers the original clapboard siding.

Francis and Josie Haynes were the first owners of this house in 1915. He was a music teacher who taught his students in his home. In 1920 Leonard and Abyline Rowell bought the house. He was the manager of the Kay and Burbank Company, auto electricians located at 210 N. Main St. Three years later, Thomas Murphy, an insurance agent, and his wife, Sadie, moved in.

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829 N. Minter St. Modern Apartment ca. 1978 N. C.

Topped with a mansard roof, the two-story ell-shaped apartment building at 821 N. Minter is clad in rough stucco, accented with half timbers. Built about 1978, the building has garages on the first floor of the rear ell and a wrought iron balcony along the front of the second floor rear ell.

831-35 N. Minter St. Wright Apartments Craftsman 1919

The two-story Wright Apartment building, located on the southeast corner of Minter and Vance Streets, features an imposing two-story full-width porch. Wood shingles cover the top half of the exterior, while wide clapboards cover the lower half of the facade. The medium-pitched side-facing gabled roof is accented by trios of carved beam ends and exposed rafter tails. An arched opening, flanked by rectangular shaped openings, is centered in the full front porch on the second floor. Below, the first floor porch is supported by square brick-clad pillars topped with concrete caps. A dramatic gabled portico accented with triangular knee braces, exposed beam ends, and a cross beam, crowns the main entrance. A slanted bay window, topped with a gabled roof, is located in the center of the north side, facing Vance Street.

The Wright Apartments, already listed on the National Register, were constructed in 1919 by George and Emma Wright. The Wrights played a prominent role in the formation of the French Park neighborhood. Moving to Santa Ana in December of 1885, they built a house on the site of what is now French Park. That house was later moved to this lot after the park was purchased by the neighbors and dedicated to the city. In 1919 the Wrights demolished the earlier house and built this two-story, three-apartment building. They lived in the spacious first floor apartment and rented the two upstairs apartments to various tenants. Mr. Wright, who went into the transfer business in 1899, built the warehouse immediately to the east of the apartment building, also in 1919. He was a member of the Oddfellows, the Woodmen of the World, the Chamber of Commerce, and the influential Sunset Club.

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900 BLOCK NORTH MINTER STREET

901-3-5-7 N. Minter St. Breaux Apts. Minimal Traditional 1948

Rectangular in shape and topped with a low-pitched hipped roof, the apartment house at 901-907 N. Minter is clad in the original stucco. Pairs and singles of two-over-two double-hung windows, divided horizontally, flank the centered front entrance. The single-storied entrance portico is supported by square posts. Above are two small diamond-paned casement windows. Stairways lead up to the second floor on the north and south sides. The awnings on the front appear to be the only alteration.

James and Laurence Breaux, who built these apartments, also lived here, in the apartment listed as 909. James was a salesman for the W. R. Stotts Company. The first tenants listed were H. J. Huelskamp, Bayard Butcher, and D. A. Tune.

903-923 N. Minter St. Condominiums 1962 N. C.

Rectangular in shape, the two-story condominiums at 903-923, are built around a central courtyard. The center of the front facade is clad in dark colored flagstone, while the ends covered with stucco coating. The two-story-high centered entrance is protected by a wrought iron entry fence. Distinctive wrought iron railings accent the small recessed porches on each floor. Sliding glass doors open onto the porches.

800 BLOCK NORTH LACY ST.

802 N. Lacy Langley House Queen Anne Victorian 1894

Constructed in 1894, the single-storied Langley House is topped with a bellcast roof with gables facing each direction. Fancy-cut shingles accent the pedimented gables. Narrow clapboard siding, edged in corner boards, covers the exterior. Turned posts support the wrap-around porch. A new balustrade with turned balusters extends between the posts. A few of the windows, including the front-facing window, have been replaced with

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aluminum windows. Brick has been added below the window on the front facade. A concrete block and wrought iron fence, topped with plaster lions surrounds the house and helps to conceal the facade.

The first owners of the house at 802 N. Lacy were Charles and Carrie Langley, who occupied the house through the 1920's, 30's, and 40's. Charles started as a carrier for the Post Office and was later promoted to foreman status.

806 N. Lacy St. Harvey House Colonial Revival 1902

Similar in shape to the Langley House to the south, the Harvey House is topped with a bellcast hipped roof with a front (east) facing gable. Fancy-cut shingles cover the face of the pedimented gable. Narrow clapboard siding, trimmed with corner boards, covers the exterior. A plate glass window, with a plain transom above, is centered in the north half of the front facade, while a wrap-around porch occupies the south half, ending in the center of the south facade. Square wooden columns, trimmed in molding, and linked by a railing of plain balusters, support the porch roof. The columns and railing appear to have been added to the porch at a later time, possibly the 1930's.

Leonard Harvey, who worked for the Santa Ana Post Office for over thirty years, built this house in 1902. He went on to become Superintendent of Mails. He was the first student to graduate from Diamond Elementary School in south Santa Ana. His hobby was photography, and his most famous photograph was the shot of the falling balloonist on July 4, 1900. He was a Past Master of the Masons in 1915.

812 N. Lacy St. Warne House Craftsman Bungalow 1914

Narrow clapboard siding covers the exterior of the single-storied Warne House. A side-facing gabled roof, featuring a front-facing gabled roof, caps the house. Exposed beam ends, rafter tails, and latticework venting accent the roof line. Tapered elephantine columns support the corner porch, which has a solid clapboard-clad railing. Plate glass windows, topped with transoms, face the street. A grey brick chimney graces the south side. The original front door, accented with six small beveled glass windows, is still in place. The house does not appear to have any alterations, but has a chain link fence bordering the front yard.

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Thomas Warne, who built this house with his wife, Willia, in 1914, was a collector with Pacific Telephone and Telegraph. By 1923 he was a teller in the at the Orange County Trust and Savings Bank. In 1925 Francis and Abbie Shoen bought the house. They were partners in the Shoen Bros. Dairy, located at New Hope Rd., south of Smeltzer Rd, R. D. 6, of Santa Ana.

817 N. Lacy St. Harmon-McNeil House Eastlake/Stick Victorian 1888

Elaborate Eastlake detailing accents the large two-story Victorian at 817 N. Lacy. It is one of the best examples of this style of architecture surviving in Orange County. Pedimented gables, decorated with fishscale shingles, extend from the high hipped roof to the front (west) and north-facing facades. A two-story square bay, featuring paneled detailing, cut-corners, and teardrops, dominates the south half of the front facade. Pairs of tall, narrow double-hung windows occupy the front section, while narrow matching windows face out the the sides. Fishscale shingles cover the skirt below the second floor windows. Carsiding panels, placed on the diagonal, accent the area below the first floor windows. A two-story diagonal bay window, topped with a pendimented gable, extends from the northwest corner of the front facade. The single-story wrap-around porch is supported by turned posts, accented with carved brackets. Ball-and-stick fretwork forms a row below the eaves of the porch roof. The railing is made of cutwork. Heavy newel posts support the ends of the wooden front steps. Double doors, topped with an etched glass transom, lead to the interior.

Built on Chestnut St. in 1888 by James Blee for George Edgar, this house was exchanged for Willis Blee's house on the same street in 1895, because the Blee's needed a larger house and the Edgars needed a smaller one. The next owner was John Harmon, a local dairy owner. In 1904 the house was sold to John McNeil for \$4000. It as in the McNeil family until 1976 and served as a rooming house during W. W. II. It was moved to this site in 1896, to save it from demolition by an apartment builder.

818 N. Lacy St. Apartment House ca. 1975 N. C.

The two-story stucco-clad rectangular apartment building at 818

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Lacy does not contribute to the historic district. Some wood siding is added for decoration on the second floor of the front facade. Aluminum frame windows are used throughout and all of the doorways face the north side.

820 N. Lacy St. Hamaker House Craftsman Bungalow 1913

Wide eaves accent the medium-pitched side-facing gabled roof of the Hamaker House. The front-facing gabled dormer and side gables are accented with single exposed beam ends and Oriental-influenced venting. Medium-width clapboard siding covers the exterior. The full front porch is supported by stucco piers with brick-clad columns above and two sets of decorative beams at cross angles. The house has a distinctive Oriental feeling, exhibited by the lintels which extend beyond the ends of the windows and tapered trim on the sides of the doors and windows.

Charles and Emma Hamaker built this single-storied Craftsman Bungalow in 1913. Coming to Santa Ana in the late 1880's Charles was a stairbuilder for the Griffith Lumber Company. He also built the struts for Glenn Martin's first plane in 1910. Glenn went on to become the founder of the Martin Marietta Aircraft Company. In 1990 the house was moved from Civic Center Drive, approximately three-quarters of a mile away, to save it from demolition because of the construction of an office building.

825 N. Lacy St. Duggan House Colonial Revival 1906

A prominent six-sided turret, located in the southwest corner of the front facade, provides an important decorative element for the two-storied Duggan House. Clad in narrow clapboard siding, the house is topped with a hipped roof. Carved brackets accent the roof line, the turret, and the frieze between the first and second floors. The recessed corner porch, supported by a trio of round columns resting on a solid clapboard-clad pier, occupies the southwestern corner of the front facade. A plate glass window, flanked by casement sidelights, and topped by three multi-paned transoms occupies the space next to the first floor porch. A slanted bay, centered with oval-shaped piece of stained glass, is located halfway between the first and second floors, on the south side. Another slanted bay, topped by a second floor square bay graces the north side.

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The Duggan House was built in 1906 by William Duggan for his bride, Clara. Mr. Duggan was in the insurance business, and active in civic organizations. He was, according to his daughter, Betty Hilligas, "a true Southern Gentleman." William died in 1930, and Clara lived in the house until 1947. The house was moved from the corner of Pine and Sycamore in 1985, to save it from demolition because of the construction of a senior citizen's complex.

829-31-33-35 N. Lacy St. Minimal Traditional Apts. 1946

Constructed in 1946, the Minimal Traditional apartment building at the corner of Lacy and Vance is clad in the original sand-finish stucco and topped with a low-pitched hipped roof. Three horizontal scores form a band around the entire building between the first and second floors. A single-storied portico, supported by 2 x 2 posts accented with 1 x 1 trim, is centered in the front (Lacy St.) facade. A pair of paneled doors are centered in the front facade. 2-over-2 double-hung windows, divided horizontally, are used throughout the building. Two sets of stairs in the back lead to the second floor. An identical building, located directly to the east, faces Vance St.

The first tenants of this building, listed in 1947, were: James and Laurence Breaux, salesman for W. R. Stotts; Carl and Pauline Allen; Harry and Sharon Springmeyer, a baker at Main Cafeteria; Francis and Viola Hill, assistant secretary at A. T. and T.

900 BLOCK NORTH LACY STREET

901-01A-01B-03-03A-03C N. Lacy St. El Solano Apts. Spanish Colonial Revival 1931

A particularly graceful version of Spanish Colonial architecture, the two-story 4-unit apartment building on the corner of Lacy and Vance is capped with a red-tile-clad-roof on the front half and a flat roof with unbroken parapet on the rear section. Decorative false chimney pots crown the front corners of of the second story. The cantilevered bay on the north half of the second floor is accented with arches and brackets along the bottom. Stucco-clad rails, topped with flat red tiles, lead to the second floor on each end of the front facade. A pair of paneled front doors, each

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reached by four steps which are flanked by stucco clad piers, lead into the first floor apartments. A matching two-story garage apartment behind the building contains two apartment units.

The 1932 directory lists, as the first tenants in 1931: Kenneth and Olive Ranney, chemist for Excelsior Creamery; Lottie Cox, stenographer; Gardner and Marion King, salesman; Frank and Tessie Casey, salesman for General Petroleum Corp.; and Elmer Rains, who worked at the Bob Flippen Garage at 1110 Poinsettia.

902-904 N. Lacy St. Sanborn Apartments Spanish Colonial Revival 1931

Three identical two-story Spanish Colonial Revival apartment buildings grace the corner of Lacy and Vance Sts. Two, 902-04, and 906-908, face Lacy St., while 419-419 1/2 face Vance. The original patterned stucco covers the exterior of each building and the flat roof is ringed with red-clay-tile clad shed-style roofs. Square piers, accented with round pipe vents, form the corners. Plate glass windows, flanked by three-light casement windows, are located on each side of the centered front door. A red-clay-tile-clad portico, accented with triangular knee braces, shelters the wood doors, centered Judas windows at eye level. The stairway, bordered by solid stucco-clad rails, extends up the south side of the building.

In 1932, the tenants were Rael and Ethel Collette, manager of the H. H. Hawkins Co. Dept. Store located at 301-303 E. Fourth St., and Virgil and Evelyn Reed, a salesman at the Santa Ana Book Store.

906-908 N. Lacy St. Sanborn Apartments Spanish Colonial Revival 1931

The building at 906-908 matches 902-904 with the exception of the exterior stairway which extends up the north side instead of the south side. The only alteration appears to be the wrought iron railing on the first floor porch.

Listed in 1932 were John and Amos Johnson, in 906, and C. Harold and Hariette Dale (Dale Bros Ins. Co at 301 N. Main St.), in 908.

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905-07 N. Lacy St. Jackson House Minimal Traditional 1946

Low-pitched hipped roofs top both the single-storied front portion and two-storied rear section of the Jackson House, built in 1946. Unadorned enclosed eaves border both roofs. Pairs of 4-over-4 double-hung windows are used throughout the house. The original coating of smooth stucco covers the exterior. The original paneled doors face the south side, with one approximately fifteen feet from the front and the other a few feet from the rear. Canvas awnings, not original, shade the windows on the second floor. The building has been divided into four units, with the stairs to the second floor located on the north side.

Henry and Louise Jackson were the first owners of this house, built in 1946. He was in real estate at 415 N. Broadway.

910 N. Lacy St. Lieberman House Minimal Traditional 1946

Wide clapboard siding covers the single-storied Lieberman House, built in 1946. The side-facing gabled roof has no overhang and a red brick chimney graces the south end. A paneled door is located in the recessed entry, and double-hung windows are used throughout the house. A two-story garage apartment house, built in 1950, is located behind the house, out of view. A chainlink fence borders the front yard.

Rosa Lieberman, a nurse, was the first occupant of the house at 910. This house and those at 914 and 914 1/2 were all built on the site of the Peter Pan Nursery, owned by Fred Dierker. Fred married Anne Lieberman in 1934, after his first wife died. Rosa may have been related to her.

911 N. Lacy St. Holtz House Craftsman Bungalow 1928

Clad in the original sand-finish stucco, the two-story Holtz House is an airplane-style Craftsman Bungalow, with the second story unit near the back. The upper unit is topped with a side-facing gabled roof, while a pair of offset front-facing gabled roofs cap the single-storied section. Vertical venting and single exposed beam ends accent each gable face. The offset recessed front porch is supported by square stucco-clad columns resting on a solid rail clad in stucco and accented with bricks. The bricks do not

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appear to be original. The concrete porch floor is reached by steps on the south side of the porch. A plate glass window occupies the space beside the original front door, accented with a small diamond-shaped window at eye level. Double-hung windows are used throughout the house. The original clapboard-clad garage, with carsiding sliding doors, is located in the rear.

Joseph and Mary Holtz, who built this Craftsman Bungalow in 1928, were in their 50's when they moved here, after living several years in Silverado Canyon. Joseph, born in 1870 in Germany, came to Orange County in the early 1890's and became interested in raising bees. In 1901 he purchased a half-section of land in the Canyon, approximately ten miles east of Santa Ana. He also raised wheat, corn, and alfalfa, in addition to some 160 colonies of bees. In 1920, alone, he harvested over thirteen tons of honey. Joseph was a member of the California Beekeepers Association, the Catholic Church, and the Knights of Columbus.

914 and 914 1/2 N. Lacy St. Dierker Houses Craftsman Bungalows
Peter Pan Gardens Rear house: 1922 Front house: 1928

The original house on this property is the small house at 414 1/2, at the back of the lot. It is clad in clapboard siding and topped with a side-facing gabled roof. 4-over-4 double-hung windows and the front door occupy the front facade. A large window and horizontal panels accent the door, which appears to be original.

The house on the front, at 414, was built in 1928. It is ell-shaped with front and side-facing gabled roofs. Narrow clapboard siding covers the exterior. A recessed porch contains a wide 15-light french door and 10-light sidelights. Pairs of double-hung windows are used throughout the house, except for the plate glass window, flanked by double-hung sidelights in the front bay. A chainlink fence borders the front yard.

The rear house was built in 1922 by Fred Dierker, a building contractor, and his wife, Harriet. Mr. Dierker, who loved flowers and birds, opened the Peter Pan Gardens on the large double lot. The impressive aviary full of birds and the yard filled with flowers attracted friends and neighbors, so Mr. Dierker began selling birds and pet supplies. Harriet died in 1929 and Fred married Anne Lieberman in 1934. She was an army nurse during World War I. She lived in the house until she died in 1984.

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918 N. Lacy St. Taylor-Rose House Craftsman Bungalow 1914

Noted local architect Frederick Eley designed this Oriental-influenced Craftsman Bungalow, capped with a low-pitched side-facing gabled roof with wide eaves accented with triangular knee braces. Vertical boards with vertical cutouts ending in circles add a Swiss touch to the peaks of the gables. Wood shingles cover the second floor facade. An inset in the center of the front facade features smaller shingles. Stucco cladding, which does not appear to be original, covers the first floor. Ribbons of casement windows, featuring four muntins in the top third, are used on the first floor, while 6-over-1 double-hung windows, sometimes in pairs, are used on the second floor. An Oriental-influenced single-storied entry portico features pairs of exposed beam ends and wide eaves with exposed rafter tails. Pairs of wood columns, with slant-cut beams at the top, support the porch. Brick planters have been added to the porch. A matching porch extends from the north side and a slanted bay window is located on the south side.

Designed by Frederick Eley, the Taylor-Rose House was built in 1914 by John and Minnie Taylor. John was in the dry goods business at 201 E. Fourth St. in Downtown Santa Ana. A year later William and Emma Rose purchased the house. Mr. Rose was a miller for Orange County Mills. After he died in the late 1920's Emma continued to live in the house for another twenty years.

919 N. Lacy St. Straub House Colonial Revival 1924

Asymmetrical in shape, the single-storied Straub House is topped with a cap at each peak. The matching centered front porch is supported by wooden posts trimmed in molding. The railing of plain balusters appears to be newer. The front door, featuring a border of narrow lights and square corner lights, is flanked by matching sidelights. The double-hung windows also have matching borders of glass in the top half and plain panels in the bottom half. The 1925 Sanborn Map shows the house on the front of the lot. In 1932, when the El Francita Apartments were built next door, the house was moved to the back of the lot. The row of stucco-clad flat-roofed garages behind the El Francita continue across the back of this lot behind the Straub House.

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Walter and Florence Straub built this small house in 1924. He was a painter for the C. F. Mitchell Company, which sold paints, wallpaper, and artist's materials. The 1925 Sanborn map shows this house to be the only building on this side of the 900 block of N. Lacy at that time.

921 N. Lacy St. El Francita Apartments Spanish Colonial Revival 1932

The El Francita Apartments, containing 8 units, is a rectangular two-storied structure clad in its original sand finish stucco and topped with a red-clay-tile-clad hipped roof. Carved exposed rafter tails accent the roof line. Six of the entrances are on the south side, facing the driveway, and two are on the north side. Two sets of stairs, clad in flat red clay tiles and bordered with a wrought iron railing ascend to recessed porches on the second floor. Pairs of 3-light casement windows are used throughout the building. A band of recessed windows, separated by recessed stucco-clad pilasters with plain capitals and underscored with lugsills, occupies the southwest corner of the front facade. All of the doors are plain with small black wrought iron Judas windows at eye level. A row of flat-roofed stucco-clad single garages extend across the back of the property, at the end of a long driveway on the south side of the apartments.

922 N. Lacy St. Roth House English Tudor Revival 1923

A gabled roof, with rolled edges, crowns the single-storied Roth-Berg House at 922. Wide shiplap siding covers the exterior. The impressive front porch, supported by pairs of round wooden columns with Tuscan capitals, is offset and recessed. The impressive balustrade is made of heavy, short, turned balusters. 8-over-1 double-hung windows are used throughout the house. Eight lights occupy the top third of the side-facing front door. A large red brick chimney graces the south facade.

Edgar and Catherine Roth were the first owners of this unusual English Tudor Revival house. A pharmacist, he owned a drug store at 300 N. Main St. in downtown Santa Ana. In 1928 Thomas and Berniece Hunter moved to stay for twelve years. He was a representative for the Equitable Life Insurance Society.

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925 N. Lacy St. Marilyn Apts. (south bldg.) Spanish Colonial Revival 1929

The asymmetrical form of the front facade of the 8-unit south building of the Marilyn Apartments is topped with a flat roof fronted with a short shed-style red-clay-tile-clad hood. The original patterned stucco covers both the north and south buildings. A recessed casement window in the center of the second floor is surrounded by an elaborate shaped arch and fronted with a small wrought iron balcony rail. A trio of recessed 4-over-4 double-hung windows, located in the north side, is underscored with a cantilevered row of arches. A small balcony, supported by richly-carved turned posts and balusters, occupies the southwest corner of the second floor. An arch, resting on a large stucco-clad pilaster, leads to the double french doors at the main entrance. Wide concrete steps, imbedded with decorative tiles on the risers, lead from the sidewalk. A wrought iron balcony and screen shelter the recessed windows immediately to the south of the main entrance. 3-light casement windows are used along both the south and north elevations.

Stella and Edward Yost, prominent Santa Ana citizens, built the Marilyn Apartment buildings in 1929. They lived in No. 508, facing Wellington, and serving as manager of the complex. They built and operated the Yost Theater on Spurgeon St. in 1919 and the Broadway Yost Theater in 1925. Mr. Yost served on the city council in the 1930's. He was a fifty year member of the Santa Ana Masonic Lodge 241.

926 N. Lacy St. Terry Stephenson House Craftsman Bungalow 1915

Specialty siding covers the exterior of the single-storied Stephenson House. The side-facing gabled roof, with offset front-facing gabled porch, is accented with single exposed beam ends. Wood shingles cover the side-facing gables, while the front gable face is clad in stucco. Square red brick pillars, topped with concrete caps, support the front porch and pergola, which shades the area to the south of the porch. Swiss-influenced cut out railings run between the brick pillars. A mix of double-hung windows and casement windows, accented with a row of muntins at the top, is used throughout the house. The wood front door is accented with the original brass hardware and horizontal window.

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Terry Elmo Stephenson, who built this house with his wife, Cora, is considered to have written some of the best local history in Orange County. His works included *Camino Viejos* (1930), *Shadows of Old Saddleback* (1931), and *Don Bernardo Yorba* (1941). For several years he wrote historical pieces for the *Santa Ana Register*, where he worked, from 1906 to 1927, as an editor and part owner. He was postmaster of Santa Ana for twelve years, beginning in 1923. From 1935 until he died in 1943, at the age of 63, he served as county treasurer. He also served as chairman of the Red Cross during World War I, director of the Community Chest, chairman of Goodwill Industries, treasurer of the Boy Scouts, member of the Orange County Historical Society, chairman of the Republican Central Committee, and a director of the Farmers and Merchants Bank of Santa Ana.

930 N. Lacy St. Robbins House Craftsman Bungalow 1911

The Robbins House, pictured in a 1915 promotional booklet about Santa Ana, is a particularly fine example of the Tudor-influenced Craftsman style. Two stories high, it is clad in wood shingles on the second floor and narrow clapboard siding on the first floor. The steeply-pitched side-facing gabled roof is centered with a prominent gabled dormer. Triangular knee braces and horizontal venting accents the roof line. Half-timbering decorates the gable faces. Four 6-over-1 double-hung windows are centered below the front dormer. 6-over-1 windows are also used throughout the rest of the house. A shed-style roof, supported by pillars of red brick, occupies the center of the first floor front facade. Round wood columns are located next to the red brick pillars, and a solid red brick railing runs between the pillars. The porch steps are located on the north side of the porch and are topped with a pergola. The original front door features a window in the top third. Plate glass windows, topped with 8-light transoms, flank the porch. A cantilevered bay with a shed-style roof is centered in the north side, first floor. The only alteration appears to be the aluminum-framed windows in the north-facing bay.

Osmond Robbins, who had this house built in 1911, was a man of many talents. A stone cutter by trade, he became the manager of the Arizona Sandstone Co. of Santa Ana in 1896. During that time, the firm provided the materials for many important buildings in southern California,

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including the Orange County Court house in Santa Ana and the Brown Palace Hotel in Denver. In 1900, in partnership with H. Fairbanks, he went into the insurance and real estate business. In 1907, when his son, Mac, was ready to go into business, the two opened the insurance firm of O. M. Robbins and Son. In 1909 Mr. Robbins was elected secretary and manager of the Home Mutual Building and Loan Assn. of Santa Ana. He was very active in the Masonic Order, the Santa Ana Chamber of Commerce, the Agricultural Assn., the Sunset Club, and the Rotary Club.

Mrs. Elizabeth Robbins was Chairman of the Building Committee for the present Ebell Club in downtown Santa Ana, and was active in the Eastern Star and D. A. R. organizations.

1100 BLOCK OF NORTH LACY STREET

1102-04-10-12-14 N. Lacy St. Dehne Apts. No. 1 Minimal Traditional
1944

Two stories high, and topped with a low-pitched hipped roof, the long narrow apartment building on the corner of Wellington and N. Lacy Streets has eight units facing Lacy and one facing Wellington. The building is clad in the original sand-finished stucco. Two sets of concrete stairs lead up the south side to recessed balconies on the second floor. Plain wood railings border the steps. 2-over-2 double-hung windows, divided horizontally, are used in pairs and singly throughout the building. The paneled doors, accented at eye level with small Judas windows, are original. Two single-car garages are attached to the building on the north end.

Amelia Dehne, who owned a restaurant on N. Sycamore in the early 1940's, built this apartment building in 1944 and occupied the apartment at 1106 for four years. She moved into her new apartment building up the street at 1221-1227 N. Lacy when it was finished in 1948. The first tenants here were listed in 1945: Sue Planchon, a cashier for the Edison Co.; Helen Ness, supt. at Santa Ana Community Hospital; Amanda Bartlein, teacher; Mrs. Billie Webster, lunches; Arthur and Myrtle Shortsleeve, advertising manager for the *Santa Ana Independent*.

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1200 BLOCK NORTH LACY STREET:

1212 N. Lacy St. Brooks House 1919 Completely altered 1975 N. C.

The low-pitched front-facing roof of the two-story Brooks House, is accented with exposed rafter tails and horizontal venting, the only evidence of its 1919 construction. Completely altered, the house was clad in stucco, the front porch has been enclosed, a full balcony installed above the porch, and the original windows replaced with aluminum-framed windows, in 1975. It does not contribute to the historic district.

Dr. Clifford Brooks, who had his medical offices at 208-210 N. Spurgeon, was the first owner of the house at 1212 N. Lacy. A year later Charles Ocain, a solicitor for the *Santa Ana Register* moved in to stay for a year. In 1922 Mrs. Ella Naylor, the widow of F. M. Naylor, became the owner and occupant for the next several years.

1214-14 1/2 N. Lacy St. Wells House Craftsman Bungalow 1910

A front-facing gabled roof, accented with a side-facing gabled dormer on the south side, tops the Wells House. Carved triangular knee braces and carved rafter tails accent the roof line. A trio of windows and a windows box are centered in the front-facing gable. Narrow clapboard siding covers the exterior. In the 1950's the full porch was enclosed with board-and-batten siding, 6-over-6 and 4-over-4 double-hung windows, and scalloped trim. The original door, centered with a large beveled glass window, was reinstalled in the front facade. A shed-style portico, supported with small wood posts, was then added to the front. A slanted bay on the south facade has a door added to the east side. A matching two-story garage with an apartment above, is located behind the house, and features a side-facing gabled roof, narrow clapboard siding, and 10-light french windows.

Originally owned by Mrs. Miranda Wells, the widow of Thomas Wells, this house was constructed in 1912. By the 1930's, Robert and Lola Moore had moved in to stay for several years. He was a barber at the Valencia Barber Shop at 516 N. Main St.

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1218 N. Lacy St. Antisdell House Craftsman Bungalow 1921

Single-storied, with a low-pitched front-facing gabled roof, the Antisdell House is clad in narrow clapboard siding. Single exposed beam ends accent the corners of the main gable and the matching offset porch gable. Tapered elephantine posts, resting on stucco-clad piers with concrete caps, support the porch roof. The original door, with a window in the top third, a decorative ledge, and a trio of vertical panels, is centered in the front facade and flanked by a pair of double-hung windows. A square cantilevered bay is located on the south side.

The bungalow at 1218 N. Lacy was originally owned by Charles and Ethel Antisdell. He was a polisher with C. Kaufman and Sons. By 1923 William and Jessie Breckenridge moved in, to stay until the mid-1940's. He was a driver for the Santa Ana Laundry, located at 1111 E. Fourth St., and later, a salesman for Quality Cleaners.

1221-23-25-27 N. Lacy St. Dehne Apts. No. 2 Minimal Traditional 1948

Located on the corner of Washington and Lacy Streets, this two-story rectangular building is clad in sand finish stucco and topped with a low-pitched hipped roof. A staircase in the center leads to hallway to the second floor apartments, bordered by Oriental-influenced square wood railings. 4-light stationary windows, flank the two-story opening on the second floor. Matching hipped roof bays, centered with 8-light stationary windows flank the first floor entry. All other windows are 2-over-2, divided horizontally.

Mrs. Amelia Dehne, a former restaurant owner, built this apartment building in 1948 and moved into apartment 1221 from the earlier (1944) building she built at 1102-14 N. Lacy St. The first tenants in this building, listed in the 1949 directory, were: Herbert and Edna Wallingford, Supt. at Grimes Electric Co., 1214 S. Main St.; George and Lucille Andrich Jr., produce dealer; Mrs. Marjorie Talmage.

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800 BLOCK NORTH GARFIELD STREET

803 N. Garfield St. Childs House Colonial Revival 1902

Placed on the diagonal on the lot at the corner of Garfield and Civic Center Drive East, the single-storied Childs House is clad in narrow clapboard siding and topped with a steeply-pitched hipped roof with enclosed eaves. A recessed porch, supported with turned posts, occupies the north half of the front facade. A plain balustrade, probably not original, runs between the posts. The original front door is located in the south face of the porch. New metal-framed double-hung windows replace the original wood-sashed windows. Shutters have been added to all of the windows.

A carpenter, Oscar M. Childs, was the builder of this small house, which faces the corner of Civic Center Drive East (originally Stafford St.) and Garfield. Fred and Carrie Hawkins were the next owners, and lived here during the 1920s, 30s, and 40s. He was a laborer.

809 N. Garfield St. Vacant lot N. C.

The Emmanuel House, an AIDS Hospice, will be built on this lot in 1997-98. The design, which is compatible with the historic character of the neighborhood, was recently approved by the Historic French Park Association.

813 N. Garfield St. Stearns House Transitional Bungalow 1906

Topped with a front-facing gabled roof, the Stearns House is clad in medium-width clapboard siding. Triangular knee braces, carved rafter tails, rows of decorative knobs and a trio of vertical vents accent the roof line and gables. The recessed porch, supported by a clapboard-clad column, is located in the northwest half of the front facade. Two aluminum-framed windows and a metal awnings are the alterations in the front facade. Double-hung windows are used throughout the rest of the house. The front door, located in the south face of the porch, contains two rows of three small square windows at the top and vertical panels below.

A local harnessmaker, Dan Stearns, and his wife, Lillie, built this Transitional Bungalow in 1906. He worked for the William F. Lutz Company.

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During the 1930s and 40s, a carpenter named James J. Thompson and his wife, Martha, owned the house.

819 N. Garfield St. Albert Beals House Colonial Revival 1902

A bellcast hipped roof, ending in enclosed eaves, tops the Albert Beals House. Narrow clapboard siding covers the exterior while a beltcourse forms a ledge around the perimeter of the house. A single round wooden column, resting on a clapboard-clad rail, supports the recessed porch, located in the north half of the front facade. Two original doors open from the south and east sides of the porch. Plate glass windows and transoms occupy the spaces on each side of the doors. The wood awning, brick steps, and new railings are alterations.

Albert and Mary Beals built this house in 1902. He was the owner of the firm of Beals and Son, Grocers, with their son, Nathan. Nathan built the house next door in 1906. During the 1930s and 40s, Roscoe Dietrich, an employee of the County Road Department, and his wife, Helen, were the owners.

820 N. Garfield St. Etchison House Colonial Revival 1906

Topped with a hipped roof with enclosed eaves, the Etchison House is clad in narrow clapboard siding. Round wood columns, resting on a clapboard-clad railing, support the recessed porch roof. A beltcourse forms a border around the exterior. The front door is flanked by plate glass windows with plain transoms. The door is new.

Perry and Sara Etchison built this Colonial Revival house in 1906. It was one of several built in this style in this block. Perry was a clerk for the J. P. Heidrider and Son Co. a grocery, feed, and fuel store located at 415 W. Fourth St. In 1913 the Etchisons moved to their new home at 826 N. Garfield, two doors to the north. Charles and Ella Keiter were the next residents to live here. He was a railroad brakeman.

821 N. Garfield St. Nathan Beals House Colonial Revival 1906

A bellcast hipped roof, centered with a hipped dormer, tops the one-and-one-half-storied Nathan Beals House. Narrow clapboard siding covers

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the exterior. Enclosed eaves, decorated with closely-spaced carved brackets and a plain frieze, border the roof line. A recessed porch, supported by a round wooden column, occupies the northwest corner of the front facade. A plate glass window, topped with a leaded glass transom and flanked by double-hung windows, is located next to the porch. The paneled front door is located in the north face of the recessed porch. New front stairs, placed diagonally, and the new wood balustrade were added during the recent restoration of the house.

Original owner Nathan Beals, the son of Albert and Mary Beals (they built the house at 819, directly to the south, in 1902) was in partnership with his father in the firm of Beals and Son, Grocers. Later he became a teller at the Commercial Bank. Joseph and Katherine Hauptert, owners and operators of a service station at 416 N. French, lived there in the 1930s and 40s.

824 N. Garfield St. Ayers House Craftsman Bungalow 1909

Asymmetrical in shape, the Ayers House is clad in medium-width clapboard siding and topped with a front-facing gable roof, edged in exposed rafter tails, and accented with vertical lath venting and single exposed beam ends. The shed-style porch roof, supported by elephantine posts, resting on stucco-clad piers, is centered with a small gable. Wide double-hung windows, flanked by narrow double-hung sidelights, are located on each side of the centered front door. A white picket fence borders the front yard.

Emmon Ayers, who was retired, built the house at 824 in 1909. In 1910 Charles and Carrie Preston moved in to stay for four years. Sylvester and Ida Deck owned the house from 1912 until the late 1920s. A carpenter by trade, he had also owned a pool hall at 412 N. Main St.

825 N. Garfield St. Apartments ca. 1970 N. C.

A long narrow two-story rectangular building, clad in stucco, the 1970's apartment building at 825 is topped with a flat roof. The stairs, doors, and open hall are all located on the north side, facing the driveway. Aluminum sliding windows are used throughout the building and wood

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awnings shade the windows on the front facade. This building does not contribute to the historic district.

826 N. Garfield St. Etchison House Craftsman Bungalow 1913

A hipped roof, with offset gables facing front and south, caps the Etchison House at 826. The front-facing gable is accented with single exposed beam ends at the bottom corners and vertical lath venting at the peak. Narrow clapboard siding, divided by a beltcourse beneath the windows, covers the exterior. Bands of molding trim the plain frieze. Elephantine posts, resting on square brick piers, support the porch roof. Matching piers flank the entry steps. A plain railing connects the piers. Large plate glass windows, topped with leaded glass transoms, flank the centered front door. A slanted bay window is centered in the south facade.

The first owners of this house were Perry and Sarah Etchison, who moved here from their previous home two doors to the south at 820 N. Garfield, in 1913. By 1931 their son, George, a tree surgeon, owned the house.

829 N. Garfield St. Apartment House 1970's N. C.

A rectangular two-story apartment building, topped by a flat roof, sits on the southeast corner of Vance and Garfield. The first floor of the front facade is clad in used brick, in various shades of rose and red, while stucco is used on the second floor. Aluminum-framed windows provide the fenestration throughout the building. The building does not contribute to the historic district.

832 N. Garfield St. Apartment House 1956 N. C.

U-shaped in design, the two-story apartment building on the southwest corner of Vance and Garfield is topped by a low-pitched hipped roof. Vertical siding covers the first floor of the front facade, while horizontal boards cover the second floor. Stucco covers the sides and rear

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facades. 6-over-6 windows, used both in pairs and singles, are used throughout the building. The stairs and open covered porches run along the inside of both buildings, facing the center courtyard. A wood fence runs along the front of the courtyard, connecting the two halves of the building.

900 BLOCK OF NORTH GARFIELD STREET:

904 N. Garfield St. Wanzlaff House Colonial Revival 1923

Clad in wide clapboard siding, the Wanzlaff House is topped by an ell-shaped gabled roof, accented at the peaks with caps. Enclosed eaves, with returns, and pairs of small vents are used on the front gable. The entrance is through a small porch, recessed below the south side of the front gable. Latticework covers the south wall of the entry porch. A large double-hung window, flanked by narrow double-hung sidelights, occupies the space to the south of the porch. Narrow bands and square corners of glass border each window section. A small matching double-hung window, topped by a hipped hood, and underscored with a plant shelf, occupies the space to the north of the entry. A grey chimney graces the center of the south facade, facing Vance Street.

All four houses in a row on the west side of the street were built in 1923; however, each is a different style. Edgar and Helen Wanzlaff were the first owners of this Colonial Revival house. He worked for the Koepple Mercantile and Collection Agency.

908 N. Garfield St. Turner House Spanish Colonial Revival 1923

A flat roof and unbroken parapet top the Turner House, built in 1923. A square bay, centered with an arched recessed paneled front door, is centered in the front facade. The original coat of stucco covers the exterior. Pairs of small vertically-placed stucco diamonds decorate the wall on each side of the entry and the stucco-clad chimney on the south facade. The sets of windows on each side of the entry feature wide double-hung windows flanked by double-hung sidelights. Narrow glass panes and squares border each section of each window.

Ashby and Josephine Turner were the first owners of the house at 908. He was a real estate and investment broker, with offices in the

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Spurgeon Building. James and Phrona Alexander lived there in the 1930's and 40's.

912 N. Garfield St. Goodwin House Colonial Revival 1923

A side-facing gabled roof, with large caps at the peaks, tops the single-storied Goodwin house. A matching front-facing gabled porch, supported by round wooden columns, is placed off-center in the front facade. The exterior is clad in metal siding, not original, which is made to look like wide wooden clapboards. A pair of newer multi-paned doors and a narrow sidelight are centered beneath the porch roof. Metal-framed double-hung windows are located on each side of the porch.

Louis Goodwin, a local barber was the original first owner of this Colonial Revival style house. By 1931 Shannon Eller, owner of the Orange County Tile and Mantel Company, and his wife, Mabel, lived in the house. In 1933 the house was bought by Santa Ana's oldest church, Spurgeon Methodist, for use as a parsonage. Rev. Cecil Aker (1933) and Rev. Karl Heilman (1941) and their families were among the occupants who lived here while serving their tenure at Spurgeon Methodist.

916 N. Garfield Adkinson House Craftsman Bungalow 1923

The Adkinson House is one four single-storied houses in a row built in 1923. Narrow clapboard siding covers the exterior. The front-facing gabled roof features a matching offset front porch, supported by paneled elephantine posts resting on brick piers. A double-hung window, flanked by narrow double-hung matching windows, is located on the south side of the front door, while a pair of double-hung windows graces the north side. Narrow panes of glass, with square panes in the corners, border each section of each window.

Russell and Pauline Adkinson were the original owners of this Craftsman Bungalow. They owned the Collins Nursery on N. Main St. By 1933 Harry and Laura Siemonsma lived here. He was the service manager for J. MacMullen, Chevrolet dealer, at 120 W. First St.

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920-26 N. Garfield
Minimal Traditional

1946

Santa Ana Manor Apartments

Three rectangular two-storied stucco-clad buildings make up this apartment complex. A building flanks each side of the centered courtyard while the third runs across the back. Low-pitched hipped roofs top each building. 4-over-4 double-hung windows, in pairs and singles, are used throughout the complex. Some of the pairs of windows are set in protruding surrounds, and single windows are used at the east and west ends of each front facade. Flat porticos, supported by square posts shelter the main entrances to the buildings. Each side building has a centered portico and three porticos provide entrance to the building across the back. Multi-paned windows accent the entrance doors.

According to the 1947 city directory, this apartment complex was home to several rather wealthy people. Mrs. Otis Barr, widow of the president of the Barr Lumber Company, moved here from her home at 2467 Riverside Drive to 920. Mrs. Josephine Cruikshank, the widow of A. J. Cruikshank, president of the First National Bank, lived at 922. Alexander Rutan, a member of the law firm of Head, Rutan, and Scoval, lived at 928. Grover Bacon, Supt. of the Penn T. & S Co., and his wife, Cecil, lived at 932. At 934 was Fred Browning, a well-known local pharmacist. T. A. Bolte, a teacher at Franklin School, along with Irwin and Jessie Landis, completed the list of first tenants.

700 BLOCK NORTH SPURGEON STREET

710 N. Spurgeon St. Bullard House Greek Revival ca. 1880/1894

Wide shiplap siding, edged with corner boards, covers the exterior of the two-story Greek Revival house at 710. A side-facing gabled roof, punctuated with matching pedimented dormers, tops the house. The front and side-windows are all capped with peaked lintels, while the paired, double-hung front windows have straight lintels. The symmetrical front facade is centered with a front-facing gable-roofed portico supported by round wood columns. The paneled front door is ca. 1910 Craftsman style,

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with windows at the top, a shelf, and vertical panels below. The foundation is clad in vertical carsing. This house is a twin to the one on the north. They can be traced back to this location in 1894, when they were moved here from an unknown location. When the building was rehabbed, the 4-over-4 windows in the second floor were replaced with double-hung wood-sashed windows. The porch and the front door appear to date back to about 1910. The rear third of the building was added in the mid-1980's. Round columns were restored to the portico because the 1910 era columns had been replaced with wrought iron in the 1960's.

The first known residents in this location were William and Nina Bullard, listed here in 1901. He was the manager of the Shoe Dept. at the Reinhaus Bros. Dept. Store. Charles Kelley, a druggist who managed the Rowley Drug Company, and his wife, Louise, owned the house from 1907 to 1923.

713 N. Spurgeon St. Fox House Colonial Revival 1905

Two stories high, and topped with a hipped roof with matching dormers in the west and south facades, the Fox House is of a style sometimes called Foursquare. Paired carved brackets and a plain frieze accent the roof line. Narrow clapboard siding covers the exterior. The bottom of the second story flairs out at the bottom, above the beltcourse which runs between the two floors. A pedimented gable, centered in the single-story hip-roofed front porch, is accented with paired, carved brackets. Four round columns, connected with railings made of closely-spaced square balusters, support the roof. Double-hung windows are used throughout the house, except for the plate glass window with double-hung sidelights and a transom located on the porch. The original paneled front door was flanked by sidelights which have been replaced with wood and a window that is not original. A door and wooden stairway have been added to the north side. A slanted bay window is centered in the first floor of the south side, facing Civic Center Drive East.

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Charles and Ella Fox were the first owners of this two-story Colonial Revival house in 1905. After Charles died in the early 1920's, Ella continued to live here until the mid-1940's.

714 N. Spurgeon St. Wood House Greek Revival ca. 1880/1894

Wide shiplap siding, edged with corner boards, covers the exterior of this two-story Greek Revival House. A side-facing gabled roof, punctuated with matching pedimented dormers, tops the house. The front and side windows feature peaked lintels, while the paired double-hung first floor front windows have straight lintels. The symmetrical front facade is centered with a front-facing gable-roofed portico supported by round wooden columns. The paneled front door is ca. 1910 Craftsman style with windows at the top, a shelf, and vertical panels below. The foundation is clad in vertical carsiding. This house is a twin to the one on the south (710). They can be traced back to this location in 1894, but are older. When the building was rehabbed, the 4-over-4 windows in the second floor were replaced with double-hung wood-sashed windows. The porch and the front door appear to date back to about 1910. The rear third of the building was added in the mid-1980's.

A. J. Wood, the proprietor of the Fashion Livery Stables in downtown Santa Ana, and his wife, Mary, are the earliest known owners of the house on this site (1901). By 1905 Mrs. Corance Lindsay moved in to stay for several years.

715 N. Spurgeon St. Apartments 1980 N. C

The three-story stucco-clad apartment building at 715 N. Spurgeon is topped with a flat roof. The two tiers of stairs and open hallways on the south side are bordered with wrought iron railings. Two rows of balconies face the north side. Aluminum-framed windows are used throughout the building. It does not contribute to the historic district.

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719 N. Spurgeon St. Brown-Baker House Colonial Revival 1905

A high hipped roof, accented with a pedimented gabled dormer centered with a trio of vertical arched louvered vents, tops the Brown-Baker House. Carved brackets accent the roof line. Wood shingles, added in the 1940's, cover the second story, while narrow clapboard siding is used on the first story. A cantilevered slanted bay window and trio of double-hung windows, accented from below with a ledge and carved bracket, form the fenestration for the second story. A frieze decorated with closely-spaced carved brackets separates the first and second stories, beneath a flared second floor. A trio of round columns, resting on a solid clapboard rail, supports the the recessed porch in the northwest corner. A plate glass window, flanked by double-hung sidelights and topped by a row of multi-paned transoms, is located to the south of the porch. A cantilevered slanted bay, located between the floors, indicates the location of the stairway on the north side. A slanted bay window is centered in the first floor of the south side.

Mr. and Mrs. Nate Brown were the first owners of this finely-detailed Colonial Revival home. Mr. Brown is listed as a "capitalist" in the 1905 Directory. He also was a member of an early Fire Commission. Eugene and Mary Baker bought the house in 1907 and continued to live here for almost forty years. Their daughter, Frances, married World War I hero, Jack Fisher, for whom Jack Fisher Park on North Flower is named. The couple lived here here with her parents for awhile after they were married.

720 N. Spurgeon St. Lindsay House Dutch Colonial Revival 1905 N. C.

A gambrel roof, with a large front-facing gable which forms the second story, crowns the two-story Lindsay House. A classically-inspired ornamental plaster panel is located above a pair of french doors and double-hung sidelights. Wide molding-trimmed woodwork forms the lintel and surround for the doors and sidelights. The single-storied front porch has been enclosed and the entire building stuccoed. A wrought iron railing borders the balcony on top of the flat roof. The original plate glass window, transom and double-hung sidelights were moved forward and reinstalled when the porch was enclosed. A plain door, not original, is

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located to the north of the windows. Double-hung windows are used throughout the rest of the house. A side entrance and a slanted bay window face north, while a rounded bay (breakfast room) is located near the rear of the south side. The building, now a church, does not appear to contribute to the historic district because of its alterations.

Oscar Lindsay, the first owner of this house, operated the grocery section of the Main Department Store in downtown Santa Ana. Two years later, William and Elizabeth Gregg, local ranchers, moved in. By 1923 Samuel and Bess Hill owned the house. He owned the Sam Hill Public Market at 301-313 W. Fourth St. Mr. Hill, who called his store "The Kansas Tin Shop", was known for his special ads in the newspaper that commented, in letter form, on local civic affairs and how to improve them. Active in local civic organizations, he was a Past Master of the Masons.

800 BLOCK NORTH SPURGEON STREET

802-04 N. Spurgeon St. Spanish Colonial Revival Apartments 1937

Symmetrical in shape, the four-unit two-story Spanish Colonial Revival apartments on the corner of Spurgeon and 8th Streets are clad in the original stucco. A side-facing gabled roof tops the building. Plate glass windows, flanked by casement windows and pairs of casement windows accent the second story. Open staircases flank the north and south ends of the building. Pairs of casement windows, shaded by hoods, provide the first floor fenestration. Recessed first floor entrances near the north and south ends are reached through fanciful ornamental arched entries. A matching two-story garage-apartment unit is located behind the main building, across the wide driveway.

Built in 1937, these Spanish Colonial apartments had as first tenants: (802) Hubert and Clemm Nutt; (802 1/2) Samuel and Anna Shane. They owned a men's furnishings business at 208 E. Fourth St; (804) Edward and Maurine Grothier, a janitor; (804 1/2) Frederick and Pauline Petri. He was a technician for the G. W. Spratt Optical Co.

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808-810 N. Spurgeon St. Dawes-Perkins House Colonial Revival 1904

A high hipped roof, accented with closely-spaced carved brackets, crowns the Dawes-Perkins House, built in 1904. The two-story-high porch, supported by four square wood posts, was added in 1923, when the house was made into four apartments. The second story is clad in wood shingles, while the first story is covered with narrow clapboard siding. A beltcourse consisting of a plain, wide frieze separates the floors. A pair of arched double-hung windows, flanked by a V-shaped bay on the south and a trio of double-hung windows on the north, is centered in the second story of the front facade. A plate glass window, topped with a diamond-patterned transom, is located to the south of the four french-style front doors. A slanted bay, centered with a plate glass window and diamond-paned transom, is located to the north of the doors. A brick chimney graces the south side of the house. A red-brick-clad porch floor and steps were added in 1923.

Horatio Dawes, who built this house in 1904, came to Santa Ana in 1891. After working for the Huff Dry Goods Company for a few years, he founded the clothing firm of Dawes and Hoffman in 1899. He also owned an interest in the Stewart-Dawes Shoe Co of Los Angeles, was a director of the First National Bank of Santa Ana, served on the S. A. School Board, and belonged to the Elks and the Independent Order of Foresters.

In 1917 Wyllys and Fannie Perkins bought the house. They owned 160 acres of improved land in the El Modena district, east of Orange. Mr. Perkins helped organize the Villa Park Orchards Assn. Before coming to California, he was a partner in Perkins Bros., commercial rose growers, in New York (now Jackson-Perkins). A few years after Mrs. Perkins died in 1919, Wyllys converted the house into four apartments (1923). He and his unmarried daughter, Elizabeth, lived in the apartment in the southeast corner of the building (808). Wyllys died in the late 1930's and Elizabeth inherited the house and two ranches.

809 N. Spurgeon St. 12-unit condominium 1982 N. C.

U-shaped in design, the fifteen-year-old condominiums at 809 contain twelve two-story units with a basement parking garage comprising the

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first floor. Wide shiplap siding covers the exterior of the top two floors, while stucco covers the first floor. The main entrance is through a gazebo, centered in the front of the patio in the center of the U. Designed to complement the Wehrly House on its north side, the building exhibits a faintly Italianate influence. Two story square bay windows are centered in the front facades of each front unit. Balconies run along the south and north sides. This building does not contribute to the district because of its age.

819 N. Spurgeon St. Dr. Wehrly House Colonial Revival 1905/1919

When the Dr. Wehrly House was built in 1905, it was a typical single-storied Colonial Revival bungalow. In 1919 the Wehrlys added a second story and changed the front facade, giving the house an Italianate influence. Clad in narrow clapboard siding, it is crowned with a flat roof edged with a wide cornice. A large open porch, reached by two french doors, is located on the north half of the second floor, front facade. Pairs of multi-paned casement windows are used throughout the front facade, with the exception of the large multi-paned stationary window in the center of the slanted bay window in the north half of the first story. It is bordered by a ca. 1950 wrought iron railing. The front portico, featuring a segmented arch, is supported by pairs of round wooden columns. A slanted bay window, original to the 1905 construction, is centered in the north facade. A large stained glass window, depicting a European scene, was installed in the south facade in 1919.

Dr. John Wehrly, a physician who was one of Santa Ana and Orange County's finest doctors, and his wife, Augusta, built the house at 819 in 1905. He specialized in diseases of the stomach and electro-therapeutics. Coming to California and Santa Ana in 1901, he opened his first office in the Finley Block in Downtown Santa Ana. In 1912 he moved into his own building at 607 N. Main St. Serving as County Physician from 1911 to 1915, he was one of the founders of the Orange County Hospital and Poor Farm. He was a member of the American Medical Association, the State

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Medical Society, the Orange County Medical Society, and the Pacific Coast Roentgen Ray Society. He also served as vice-president of the Santa Ana Hospital. After the elder Wehrlys passed away, their son, John Wehrly, a prominent local dentist, lived in the house until the 1970's.

1000 BLOCK NORTH SPURGEON STREET

1003 N. Spurgeon St. Hansler House Craftsman Bungalow 1922

Craftsman in design, the two-story Hansler House is clad in narrow clapboard siding. The front faces Tenth Street, but the address is on North Spurgeon. The second story is topped by a side-facing gabled roof with a wing facing the rear (north). The west, north, and south sections of the first floor are capped with shed style and gabled roofs. Gables top both the west side and the south entrance to the recessed front porch. Single beam ends, exposed rafter tails, and horizontal lath venting accent the roof line. An elephantine post, resting on a solid clapboard railing, supports the porch roof. 6-over-1 double-hung windows are used throughout most of the house. An aluminum-framed picture window replaces the original window in the east half of the front facade. French doors and a paneled door open out onto the porch. A brick chimney graces the east side of the house.

Andrew Hansler, a painting contractor and carpenter, and his wife, Helen, built this house in 1922 and continued to live here into the 1940's. He had purchased the Victorian house (305 E. Tenth St.) directly to the east, and the empty lots at 1003 and 1009. In 1922, while living in house next door, he built this house and the one to the north on the two empty lots. He then moved into this house, rented the Victorian, and sold the new house directly to the north, at 1009. The houses share a driveway and garage, as well as some design features and date of construction.

1009 N. Spurgeon St. Blanchar House Craftsman Bungalow 1922

The Blanchar House is a two-story airplane style Craftsman Bungalow, clad in narrow clapboard siding. The second story, located on the rear half of the house, is topped by a side-facing gabled roof, while the first floor is capped with a front-facing gabled roof. Single exposed beam

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ends, exposed rafter tails, and vertical lath venting decorate the roof line. Casement windows, in singles, pairs, and trios, are used throughout the second floor. Wide elephantine posts, resting on solid stucco-clad rails, support the corners of the full front porch. Plate glass windows, multi-paned transoms and casement sidelights flank the centered front door.

Hentry and Anna Blanchar were the first owners of the house at 1009. It was built in 1922, the same year as the house to the south, at 1003. Both were built by Andrew Hansler. The houses share a driveway and garage, as well as several design features. After Mr. Blanchar died, his wife lived here until the late 1930s.

1011-13 N. Spurgeon St. Sutton Duplex Spanish Colonial Revival 1928
1015-17 N. Spurgeon St. Sutton Duplex Spanish Colonial Revival 1928

A pair of matching single-story Spanish Colonial Revival duplexes, located at 1011-13 and 1015-17 N. Spurgeon, these two buildings are mirror images. The buildings are topped with an ell-shaped roofs with front-facing gables, accented with enclosed eaves and round vents. The exterior is clad in the original stucco. Covered porches, topped by a shaped parapet, are located on the north and south sides of each front-facing gable. Arched openings lead into the porches. Large Palladian-style windows, edged with narrow borders of glass and flanked by multi-paned casement windows, is centered in the front facades. Multi-paned casement windows are used throughout the rest of the each duplex.

Sylvester and Kate. Sutton, who built these two duplexes, lived for many years in the Colonial Revival house to the north, at 1019 N. Spurgeon. In 1928 they built these two duplexes and a single-family house on the north side of the existing family home, at 1029 (it is now gone). The first tenants were four widows: Mrs. Carrie Watson (1013), Mrs. Mary L. Platt (1015), Mrs. M. C. Ford (1015), and Mrs. G. D. Pelton (1017).

1019 N. Spurgeon St. Sutton House Colonial Revival 1900

Colonial Revival in style, the single-storied Sutton House is topped with a bellcast hipped roof with an offset front hip. Enclosed eaves and a molding-trimmed frieze border the roof line. Narrow clapboard siding,

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separated below the windows by a beltcourse, covers the exterior. The north side of the roof curves down to form a roof over the curved wrap-around porch. Round columns, resting on clapboard-clad piers, support the porch roof. The original carved balusters were reused when the house was restored, but do not have the same spacing. The front door is located in the south wall of the porch, while an original paneled door, with window, is located at the east end of the porch. A large plate glass window, topped with a plain transom and a small stationary window are located in the front facade, to the south of the porch. Six concrete steps, bordered with three tiers of stucco-clad piers with concrete caps, lead up to the porch. This house was recently restored and, in September of 1997 is for sale.

Built in 1900, the Sutton house was the only house on the east side of Spurgeon between 10th and 11th Streets until the 1920's. The Suttons, including their son, Ralph, operated the Santa Ana Meat Market at 104 E. 4th St. By 1913 Mr. Sutton was the proprietor of the Chicago Meat Market, also in downtown Santa Ana. The Suttons, after building the duplexes to the south and the single-family residence on the north in 1928, moved to the new house at 1029 that year. Mrs. Bertha Palmer, a teacher at Grand Ave. School, rented this house for a few years. In 1932, John and Eugina May Williams moved in. He was the manager of the Melrose Abbey Cemetery and Mausoleum.

1029 N. Spurgeon St. Modern Apartment 1981/1996 N. C.

Built in 1981, this modern apartment building was redesigned in 1996 in a Tudor design to make its design compatible with the architecture of the French Park Historic District. Two stories high, it is capped with a side-facing gabled roof centered with a front-facing gable, accented with half-timbering. A balcony occupies the north half of the front facade.

1100 BLOCK NORTH SPURGEON STREET:

1105 N. Spurgeon St. Williams House Spanish Colonial Revival 1922

A prominent shaped parapet, flat roof, and wide cornice tops the

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single-storied Williams House. Pairs of carved brackets accent the cornice of the porch. The original stucco cladding covers the house. Square stucco-clad columns support the porch roof. Large ornately-carved balusters form the porch railing. A plate glass window, transom, and double-hung sidelights are used on each side of the wide front door, also flanked by sidelights. A stucco-clad chimney graces the south facade. The porte cochere, formed by a continuation of the porch to the south, over the driveway, once had a square column that matched the other three. It has been replaced with a plain 4 X 4. A wooden awning shelters the window to the north of the porch.

Richard and Daisy Elizabeth Williams built this Spanish Colonial house in 1922. By the time they had arrived in Santa Ana in 1911 they were retired. They lived at 1311 N. Spurgeon for several years before building this house. Mr. William passed away a year after they moved in and Daisy continued to live here alone through the 1920s, 30s, and 40s.

1106 N. Spurgeon St. Claycomb House Colonial Revival ca. 1905/1931

A bellcast hipped roof, centered with gabled dormers facing each direction, the Claycomb House is clad in narrow clapboard siding. Carved brackets accent the wide enclosed eaves. A plain frieze, accented with decorative knobs, forms a beltcourse between the two floors. Double-hung windows, accented with wood shutters, are used throughout the second floor. A small decorative balcony fronts the second story window on the south, while a curved ledge and bracket underscore the window on the north. On the first floor a large slanted bay window, centered with a plate glass window and diamond-paned transom, and flanked by double-hung sidelights, is located to the north of the front door. The front porch, originally recessed in the south half of the front facade, has been enclosed with narrow clapboard siding. A stationary diamond-patterned window, typical of the 1950's, and a paneled door were installed at that time. A rectangular single-storied bay, located on the north side, appears to have been added in 1931, when the house was moved. The shutters and enclosure of the porch are alterations between 40 and 50 years old.

The Claycomb House was moved to this location in 1929 by William White, who owned the house next door at 1102 (now demolished) and this

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lot. Mrs. Mary Claycomb, the widow of Dr. Claycomb, a prominent local physician in the 1910s and 20s, purchased the house in 1931 and was the first to live here after the rehabilitation of the house was completed. It is in the process of being purchased from the city and will be rehabilitated according to the Secretary of Interior's Standards.

1107-09 N. Spurgeon St. Duplex Early Tract 1940

U-shaped in design, the duplex at 1107-09 N. Spurgeon is clad in the original stucco. The side-facing gabled roof at the back and the wings on the north and south sides of the open patio are accented with close eaves, narrow shiplap siding, and trios of decorative knobs. 2-over-2 double-hung windows, divided horizontally, are used throughout the building. The paneled doors are located in the interior sides of the wings.

The first tenants, listed in the 1941 Directory, were Mrs. Edith Davidson, who worked in a ladies wear shop at 213 N. Broadway, and P. J. and Clara Busher. He was a pharmacist.

1110 N Spurgeon St. Pease House Mission Revival 1912

A rare and unusual house in Orange County, the two-story Mission Revival Pease house has several strong design characteristics. The hipped roof, edged in carved brackets, of second story occupys the northern third of the building only. Red clay tiles cover the roof, while the original coat of stucco covers the body of the house. A prominent square porch, bordered along the top with a balcony bordered with a low solid stucco-clad wall, is centered in the front facade. The porch roof is supported by heavy stucco-clad columns, with two-stage buttresses on each side. Insets of diamond-patterned lathwork form a row along the top of the porch. Plate glass windows, flanked with casement windows, are used throughout the house. The front door is decorated with a trio of arched windows at eye level. A stucco-clad chimney graces the south facade.

Arthur and Dora Pease were the builders of this Mission Revival House. he was a vice-president for the Pendleton Lumber Company, and later founded the Pease-Kolberg and Co. Inc. which sold lumber and building materials. From 1926 until 1932 John and Clay Williams owned the house. He was the manager of the Melrose Abbey Cemetery and Mausoleum. During the 1930s and 40s, a civil engineer, J. Leslie McBride, and his wife, Ella, owned the house.

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1113-1113 1/2 N. Spurgeon St. Preble House Prairie School 1919

Topped with a flat roof and clad in its original stucco, the two-story George Preble House was built in 1919. Ell-shaped, with a the front of the ell extending forward on the south side, the house has a border of wood along the top of the second story. The single-storied front porch, sheltered with a shed-style roof, is supported by a 4 X 4 wood column. The original porch occupied the single-storied, flat-roofed section in the center of the front facade. It was enclosed in the 1970's and the shed-style porch roof added on its north side. Entrance to the house is through french doors in the north wall of the enclosed porch. Pairs of multi-paned casement windows, topped with lintels that extend beyond the side trim, are used throughout the house. A matching garage, with an apartment above, is located behind the house.

George Preble, a prominent local building contractor, and his wife, Mary, built this home in 1919 and lived here until he died in 1926. Called "the master builder of Santa Ana", Mr. Preble was the contractor for the old Santa Ana High School, the Unitarian, Christian Science and Congregational Churches, the Elks Hall, the original Masonic Temple, and many fine homes. He built the Balboa Pavilion, now a State Landmark, and many structures in Orange, Tustin, Anaheim, El Toro, San Juan Capistrano, Riverside, and Los Angeles. Coming to southern California in 1876, he built his first residence in Tustin for his uncle, Samuel Preble. Tradition says that he drew all of the plans he used himself. He was a member of several fraternal organizations.

1119 N. Spurgeon St. Condominiums ca. 1975

Rectangular in shape, the condominiums at 1119 N. Spurgeon are topped with a flat roof bordered by a shed-style roof, clad in red clay tiles. The symmetrical front facade is centered with iron gates capped with a prominent tile-clad blank arch, bordered with slumpstone bricks. The center section and narrow pilasters are also clad in the same bricks. Two sets of aluminum-framed plate glass windows, flanked by matching sliders, are located on each side of the main entrance. This buildings does not qualify as a contributor to the district because of its age.

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1120 N. Spurgeon St. Axelson House Folk Victorian ca. 1890

Wide shiplap siding, edged in corner boards, covers the exterior of the Axelson House, recently restored for use as a single-family residence. The gabled roof features enclosed eaves and steeply-pitched gables with diamond-patterned wood shingles on each face. The shed-style roof of the front porch, supported by turned posts, accented with brackets, occupies the north half of the front facade. A cutwork railing runs between the posts. Double-hung windows are used throughout the house. The paneled front door is new. This house was made into a duplex in the 1926. A second porch, plate glass window, and front door were added to the front facade at that time. When the house was restored to a single-family residence in 1997, these were removed and the original porch rebuilt. The posts are old, but the railing is new. A rear porch, facing 12th Street on the north, was added during the rehab.

Mr. and Mrs. Nels Axelson, the Swedish parents of the prominent Mrs. Samuel Hill, who lived at 1102 N. Spurgeon, built this house when they came to Santa Ana in 1890. After Mrs. Axelson died, Nels lived here with daughters, Emma and Hilda until 1917. At that time James Cameron, a millman, and his wife, Hattie, bought the house. Their daughter, Ruby, lived with them and was a Deputy County Recorder. The house was divided into a duplex in 1926.

1200 BLOCK NORTH SPURGEON STREET

1207 N. Spurgeon St. Tubbs House Colonial Revival 1904

Crowned with a high hipped roof, the two-story Tubbs House features a prominent front gable accented with a bellcast bargeboard, finial, multi-paned window, decorative knobs, and carved brackets. A five-sided two-storied bay, featuring three double-hung windows, occupies the southwest corner of the front facade. Wood shingles cover the second story, which has a slight flare at the bottom, while narrow clap-

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board siding covers the first floor. A multi-paned window, flanked with double-hung sidelights now forms the front of a recessed second-story porch, enclosed at an undetermined date. The single-storied front porch is supported by narrow clapboard-clad pillars, crowned with Ionic capitals. High stationary windows made of leaded glass in an ornate pattern flank the original front door. The door is centered with a large beveled glass window. A square bay is located on the south side.

Harry Tubbs, the owner of Tubbs Drugstore, located at 104 W. 4th St., was the first owner of this house (1904). He was a pharmacist by profession. By 1912 Lewis and Clara Vestal were the owners. He worked in the District Attorney's Office. Harry and Alice Garstang moved in in 1918. He was assistant manager of the local office of the Automobile Club of Southern California. In 1921 the occupants were Fred and Mildred Stever. He had a real estate business at 222 W. 4th St.

1209 N. Spurgeon St. Hervey House Colonial Revival 1903

Topped with a steeply-pitched hipped roof with offset matching porch roof, the upper two-thirds of the single-story Hervey House is clad in narrow clapboard siding above a beltcourse, which runs below the windows. Wide clapboard siding covers the bottom third. Closely-spaced carved brackets ring the enclosed eaves. The offset porch is supported by wood pillars, resting on solid clapboard railings. Leaded glass transoms top the plate glass window on the north side of the front facade as well as the one on the porch. Sidelights flank the porch window and the original paneled front door. A slanted bay window is located in the center of the north facade.

Dr. Albert Hervey, who came to Santa Ana in 1887, graduated from Santa Ana High School in 1895. He worked as an assistant to Dr. John McCoy before opening his own practice in the Hervey Block in downtown Santa Ana. He was active in civic affairs and in the Masonic Lodge. He died about 1920. Gustav and Nellie Bruns, who bought the house in 1922, were ranchers with extensive holdings in the Anaheim district, and had lived in Orange County since 1912. They lived in the house until Mr. Bruns died in 1948.

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1100 BLOCK NORTH BUSH STREET

1103-07 N. Bush Street Siemsen's Apts. Minimal Traditional 1937

Consisting of two identical buildings, the Siemsen's Apartments are two stories high and topped with hipped roofs. The original stucco cladding covers both buildings. The front facades are symmetrical, with entrance bays occupied by paneled doors, topped with Paladian transoms and centered with an arched window. A pair of multi-paned arched windows decorate the space above the entrance. Stationary multi-paned windows, flanked by multi-paned casement windows, and single matching casement windows near each end, form the fenestration for the second floor. The first floor is identical except that the sets of windows on each side of the entrance are set in shallow slanted bays. All windows are set in metal frames. Louvered wood shutters, which appear to be original, flank the windows. A metal arch between the buildings is accented with the original "Siemsen's Apartments" sign.

William and Bertha Siemsen, who built these two buildings, also built the commercial-residential building at 1810 N. Main Street, where they lived for several years. Some of the original tenants, listed here in the 1938 City Directory, were: Clyde and Caroline Hill, Hill and Hill (refrigerators, radios, appliances) located at 228 N. Broadway; Thoel and Alice Olson, manager Postal Telegraph Cable Co.; Ruby Suman, researcher, Orange County Title Co.; William and Mary Rorrison; Louis and Marie Cox, salesman; Howard and Norman Fitzgerald; Victor McAthee, salesman for Knox Bros, the Cadillac, Oldsmobile, and La Salle dealer at 519 N. Sycamore St.

1115-1117 N. Bush St. Barker Duplex Spanish Colonial Revival 1923

Symmetrical in shape, the single-storied flat-roofed duplex at 1115-117 features matching porches at each end. Red-clay-tile-clad shed-style roofs shelter the porches. The original stucco covers the exterior and the square porch pillars. A segmented arch accents each porch entrance. A row of four matching double-hung windows occupy the flat-roofed center section. Multi-paned french doors, flanked by wide double-hung windows,

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look out onto the porches. Square bays, accented with horizontal windows, are centered in each side facade.

W. Ralph and Norma Barker built this duplex and lived in half of it for several years. Mr. Barker was a salesman for General Petroleum. In 1925 Otto and Elsie Jacobs moved in to stay for several years. Mr. Jacobs went on to become a well-known attorney and junior partner in the firm of Head, Wellington, and Jacobs. In 1947 he was the the attorney for Buelah Overell and Bud Gollum who were accused of blowing up her parent's yacht at Newport Beach, with the elder Overells aboard. Their trial in Orange County's historic Courthouse was followed nationwide.

1119 N. Bush St. Dr. C. D. Ball House Queen Anne 1896/1904/1926

The home of Dr. C. D. Ball and family is topped with a steeply-pitched hipped roof, accented in the southwest corner with a conical tower. A fanciful pedimented gable, decorated with fishscale shingles, a multi-paned window, and a cast plaster ornament, is located above the northwest end of the front facade. Narrow shiplap siding covers the exterior. A two-story rounded bay, three double-hung windows on each floor, and a wrap-around porch add interest to the front facade. Round wood columns, resting on shiplap-clad piers, and topped with Corinthian capitals, support the porch roof. A cast plaster medallion decorates the pedimented gable above the porch steps. The original paneled door, which appears to have had a window in the center, is flanked by narrow sidelights and topped with a dentil-trimmed lintel. When this house was restored in the late 1980's, the coat of stucco that had been added in the 1950's was removed.

Dr. Charles D. Ball, one of Orange County's most prominent early physicians, and his wife, Emma, built this house at 1203 N. Main St. It had a square tower in the southeast corner, which was replaced by a round tower and Neo-classical Revival porch and cast plaster ornamentation in 1904. In 1926 the house was moved to this location because Main Street had become too commercial. Dr. Ball, who served the community from his arrival in Santa Ana in 1887 until he died in 1937, was a prime mover in founding of the Southern California Medical Association (1888) and the Orange County Medical Society (1889). Serving as the 76th District Representative to the State Legislature he was active on several legislative

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committees. A prominent Republican, he was a delegate to the 1920 National Convention in Chicago. He was a founding member of the Orange County Historical Society (1919), a member of Odd Fellows, Al Malaikah Temple, Sons of the Revolution, Medical Veterans of the World War, and the Santa Ana Commandery No. 73 of the National Guard. In addition, he acted as president of the First National Bank of Santa Ana, and served on the boards of the Santa Ana Manufacturing Company, the Raitt Dairy Co., the Abstract and Title Co., and the California Crate Co. He was elected to the Library Board for 27 years, the Board of Education for two terms, and served as County Physician for seven years. He was one of Santa Ana's and Orange County's most prominent citizens, serving both for fifty years.

1200 BLOCK NORTH BUSH STREET

1201 N. Bush St. Isaacson House Craftsman Bungalow 1914

Clad in medium-width clapboard siding, the single-storied Isaacson House is topped with a low-pitched front-facing gabled roof, accented with single exposed beams and vertical lath ventwork. A cutout bargeboard and a decorative 1 x 12, made to look like two peaks, add interest to the front facade. A recessed porch, located in the southwest corner of the front facade, is supported by a large square column, clad in clapboard. Trios of casement windows, bordered with narrow bands of glass and square corners, are used throughout the house. The original front doors, accented with six square windows above and vertical panels below, are located in the north and west facades of the porch.

The house at 1201 was built in 1914 by Thomas and Laurence Neeley. They had purchased the house facing Washington St. (204) in 1913 and built this attractive Craftsman Bungalow on the back of the lot, facing N. Bush St. The Neeleys were the owners of the Santa Ana Electrical Company. Millard Doig became the owner in the 1920s. Claude and Elizabeth Read owned all three houses (204 and 206 E. Washington and 1201 N. Bush) from the 1940s to the 1980s. Claude was an assistant mortician at Winbigler's Mortuary and Elizabeth taught fourth grade in the Santa Ana School system.

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The following streets are all East-West cross streets:

400 BLOCK CIVIC CENTER DRIVE EAST

419 Civic Center Drive E. Cooper-Johnson House Craftsman Bungalow 1923

Narrow clapboard siding covers the exterior of the Cooper-Johnson House. An ell-shaped gabled roof, accented with vertical lath venting and single exposed beam ends, tops the single-storied bungalow. The porch is formed by a pergola, supported by square wood posts and flanked by a trellis on the west side. Double-hung windows, with borders of glass in each section, are used throughout the house. The plain lintels extend beyond the trim on each set of windows. The original door, accented with a diamond-shaped window, is flanked by double-hung sidelights. A flat-roofed board-and-batten garage is located in the rear yard.

The first owners of this small bungalow were Roy and Evelyn Cooper. Mr. Cooper was a co-owner in the real estate and insurance firm of Cooper and Hart, located at 118 W. 3rd. St. John and Matilda Johnson lived there from 1927 until 1947. Mr. Johnson was a truck driver.

500 BLOCK CIVIC CENTER DRIVE EAST

509-509 1/2 Civic Center Drive E. Cook House Colonial Revival 1911

A steeply-pitched side-facing gabled roof, accented with enclosed eaves and returns, crowns the one-and-one-half story Cook House. A matching gabled dormer, occupied by a pair of double-hung windows, is centered in the front facade. Narrow clapboard siding, edged in corner boards, covers the first floor, while wood shingles cover the gable ends and dormer. A pair of plate glass windows, topped with ten-light transoms, occupy the front facade. The entry portico, located on the west side, is capped by a gabled roof supported by square posts. Plain stickwork accents the frieze of the porch and plain balusters form the railing. A new paneled door with Palladian window leads to the interior. The Sanborn maps show a small recessed porch in the front, southwest corner. The porch was enclosed and the portico added at an undetermined date.

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Frank Cook, a carpenter, and Inez Cook were the first owners of this small house. A year later Eugene and Jessie De Vault moved in. He was a salesman for the Farmers Implement Co. By 1916, Raymond Hupp, a dispenser at the Dragon Confectionary, and his wife, Stella, lived here. She was the assistant librarian at the Santa Ana Public Library.

515 Civic Center Drive E. Apartment Building 1955 N. C.

This two-story rectangular apartment building, which faces Civic Center Drive East, is located behind the house at 802 N. Lacy St. Topped with a low-pitched side-facing gabled roof, the front facade is clad in wood shingles (second floor), while board-and-batten siding covers the first floor. The east and west facades are clad in wide clapboard siding. The stairway to the second floor apartment is located on the east side. Larger 2-over-2 double-hung windows, divided horizontally, horizontal wood-framed sliders, and small double-hung windows are used throughout the building. It does not contribute to the historic district on the basis of its age.

300 BLOCK EAST EIGHTH STREET

301 E. Eighth St. Dr. LeRoy Whitson House Craftsman Bungalow 1911

One-and-one-half stories high, and crowned with a side-facing gabled roof, the Whitson house features fine Craftman detailing. A prominent gabled dormer, accented with carved bargeboards and exposed rafter tails, is centered in the front facade. Decorative knobs form a row across the bottom of the side gable faces and carved triangular knee braces support the corners. Narrow clapboard siding covers the exterior. Carved brackets form a row along the bottom of the eaves and an unusual shaped frieze extends across the top of the porch. The porch is supported by a large square clapboard-clad pillar, accented by carved brackets on the west side. The intricate railing of carved balusters adds an important design detail to the porch. Plate glass windows, topped with transoms, occupy the space beside the front door and the space to the east of the porch. The front door features a large beveled glass window. Double-hung windows are used throughout the rest of the house. A pergola and porch are located on the east side of the house, while a red brick chimney graces the west facade.

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Dr. LeRoy Whitson, a well-known dentist who served Santa Anans for over fifty years, and his wife, Mattie, built this house in 1911. They lived in it, at its former location around the corner on N. Spurgeon Street, for almost forty years. The house was moved from its former location ten years ago, to save it from demolition.

321 E. Eighth St. Chilton House Italianate 1883

Two-stories high and square in plan, the Chilton House is topped with a truncated hipped roof, and features a pedimented gable at the top of a two-story square bay. Carved brackets, placed along a carsiding frieze, accent the roofline. Wide shiplap siding, edged with corner boards, covers the exterior. Tall narrow double-hung windows in pairs and singles, are used throughout the house. The single-story hip-roofed porch is supported by turned posts. Arched friezes run between the posts and the railing is composed of carved balusters, alternated with square blocks and centered with cut out circles. The original front door is paneled with a reversed cross pattern.

Robert Francis Chilton, who arrived in Santa Ana in 1876, was in the banking business in the city for more than twenty-five years. He served as City Treasurer for several years and was appointed Postmaster in Nov. of 1885. He was Head Cashier for the Orange County Trust and Savings Bank, and developed a section of property in northwest Santa Ana. He was a member of the Masons and served as secretary to that group. Ten years ago, the house was moved from Sixth St. to 8th St. because it was scheduled to be demolished for an apartment house project.

300 BLOCK EAST NINTH ST.

312 E. Ninth St. Moore-Engler House Craftsman Bungalow 1923

Clad in narrow clapboard siding, the Engler house, built in 1923, is topped with a side-facing gabled roof with a prominent front-facing gabled porch. Single exposed beams and vertical lath venting accent the roof line. Trios of square posts, resting on brick pilasters clad in grey and brown glazed bricks, support the corners of the porch. Eight-light casement

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windows flank the fifteen-light french-style front door. A small matching single-car garage is located to the east of the house, at the end of a narrow driveway.

Edward and Florence Moore built this house on the western third of their property on the corner of Ninth and French Streets, and lived here while they were building the large split-level Spanish Colonial Revival house next door (address is 820 N. French St.) on the same property. The Moores, who came to California in 1904, owned eighty acres of prime peat land in Smeltzer. They grew celery, barley, and corn. After they moved into the big house at 820, they rented this house to Blanche Engler, a clerk at Hockaday and Phillips, for several years.

303-333 E. 9th St. La Plaza Real Condominiums 1977

N. C.

This four-story stucco-clad condominium building was constructed in 1977 and does not contribute to the historic district because of its age. Topped with a red-clay-tile-clad roof, the building features three rows of bowed balconies, bordered with plain black wrought iron railings and accented with vertical panels clad in red ceramic tiles. The garage, located on the first floor, is made of concrete block. Wide garage doors, accented with vertical batting, lead to the interior of the first floor, from the east and south.

300 BLOCK EAST TENTH STREET

305 E. Tenth St. Anderson House

Folk Victorian

ca. 1895/1903

A steeply-pitched multi-gabled roof crowns the two-story Anderson House. A prominent gable, decorated with cutwork, fishscale shingles, returns, and rosettes, faces to the front. The roof continues downward from the west side of the gable, forming a richly-decorated triangle with cutout work forming a pattern. The recessed front porch, located in the west third of the front facade, is supported by a turned wooden post. The railing features turned balusters. Narrow shiplap siding, edged in corner boards, covers the exterior. Pairs of tall narrow double-hung windows, accented with rosettes and carved sills, are centered in each floor of the

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front facade. The two front doors, located in the north and east sides of the porch, feature large windows in the top third and paneling below.

David and Sarah Anderson moved this ca. 1895 Folk Victorian house to this property in 1903 or 1904 from an unknown location. Mr. Anderson was a grocer with the firm of Bunker and Anderson, cash grocers, at 113 E. Fourth St. In 1919 the company became D. L. Anderson Company, Groceries and Crockery. After he died in 1920, Sarah lived in the house for two more years. At that time Andrew Hansler bought the house, which was located on three lots. A year later, he built the two Craftsman Bungalows next door at 1003 and 1009 N. Spurgeon, moving into 1003 when it was finished. At that time, this house became a rental.

305 E. Tenth St. Haynes-Gerrard House Folk Victorian ca. 1900/1911

Topped by a side-facing gabled roof centered with a gabled dormer, the one-and-one-half story Haynes House is clad in medium-width clapboard siding, edged with corner boards. Fancy-cut wood shingles and horizontal venting grace the front gable, while board-and-batten siding and small multi-paned windows cover the side-facing gables. The single-storied shed-style front porch is supported by square wooden pillars, resting on a clapboard-clad railing. The entrance to the porch is on the east side. A pair of double-hung windows is centered above the porch roof. Double-hung windows are used throughout the rest of the house. The original front door is accented with a large plate glass window and horizontal panels.

Francis and Josie Haynes were the first to occupy the house at 305 E. Tenth after it was moved in 1911 from an unknown location. Francis was a music teacher, specializing in voice and stringed instruments. In 1918 A. William and Helen Gerrard moved in to stay for two years. William was one of the Gerrard Brothers who founded the Alpha Beta Markets. He came to Santa Ana to open the fourth store in their chain, the first one to be named Alpha Beta. It was so named because the products were newly arranged in alphabetical order. Before that system was invented by the Gerrards, storekeepers gathered goods as customers asked for them. With the new system, customers could help themselves. In 1918 Piggly Wiggly Stores sued the Gerrard Brothers, claiming they had invented the system. The Gerrards, after they won the suit, began calling their stores Alpha Beta. A. William and Helen were brought here from Riverside to set up this store.

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200 BLOCK EAST ELEVENTH STREET

209 E. Eleventh St. Perry House Italianate ca. 1890/1904 N. C.

Asbestos siding covers the exterior of the single-storied Perry House. A truncated hipped roof caps the square house. Pairs of double-hung windows, shaded by wooden awnings, flank the plain front door centered in the front facade. They are too small to be the original windows. A small 1950's style metal hood shelters the front stoop. A single-car garage is attached to the east side of the house. Because it has been substantially altered, the house does not appear to be eligible as a contributor to the historic district.

Noah Perry, a stone mason and plasterer, and his wife, Alice, were the first to live in this house after it was moved to this site in 1904. A carpenter, Henry Zimmerman, and his wife Melissa, lived here from 1914 until 1920.

200 BLOCK EAST TWELFTH STREET

217-19 E. 12th St. Denison Duplex Minimal Traditional 1955 N. C.

Two stories high and rectangular in shape, the stucco-clad duplex on the northwest corner of Spurgeon and 12th Streets is topped with a hipped roof. 2-over-2 windows, divided horizontally, are used in single, double, and triple groupings. The front faces 12th St. and features a set of wooden stairs with a balcony used as an entrance for the second floor unit. A railing of 1 x 4s, placed horizontally, borders the steps. Plain 2 x 2 closely-spaced balusters, form the balustrade around the balcony.

The building was first occupied in 1955 by Mamie Denison, Clerk for the Orange County Board of Supervisors.

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400 BLOCK VANCE STREET

402 Vance St. Mitchell House Craftsman Bungalow 1914

Exposed rafter tails accent the hipped roof of the single-storied rectangular Mitchell House, constructed in 1914. The wood shingle cladding is neatly placed in alternating rows of long and short shingles. Ribbons of eight-light casement windows let lots of light into the house. The recessed corner porch is supported by two brick-clad square pilasters. The porch is entered on the west side, and a brick-clad railing with concrete cap runs along the north side. The paneled front door is in the east wall of the porch, while a pair of french doors are located in the south wall.

Ida Mitchell, an artist, built this house in 1914 and lived here for almost thirty years. In 1941 the Simcox family, Archie, Rose, Jane, and Rose Marie bought the house. Jane was a local telephone operator.

403-409 Vance St. Breaux Apts. Minimal Traditional 1948

Rectangular in shape and topped with a low-pitched hipped roof, the stucco-clad apartment house at 401-409 Vance Street is part of a two-building complex built in 1948 by James and Laurence Breaux. The other building faces Minter St. Two-over-two double-hung windows, divided horizontally, flank the centered front entrance. The single-storied hipped entrance portico is supported by square posts. Above the portico is a small diamond-paned casement window. A row of four matching garages with plain wood doors is located to the east of the building.

James and Laurence Breaux, who built this apartment building and the one to the west on N. Minter, lived in the other building, in apartment 909. James was a salesman for the W. R. Stotts Company.

410 Vance St. Wright Transfer Co. Brick Commercial 1919

Constructed of red brick, the Wright Transfer Co. building was built in 1919, the same year as he and Emma built the Craftsman apartment house immediately to the west. The front facade, which features a loading

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dock recessed approximately 20 feet from the entrance, is topped by a stucco-clad stepped parapet supported by brick pilasters. A wood cubicle has been added to the westernmost quarter of the front facade. Two sets of sliding aluminum windows and a paneled door are located in the front portion of the cubicle. Chain link fencing has been added across the front of the loading bay. The east, west, and south facades are made of red brick. Two loading docks, featuring the original sliding metal doors, are located on the east (alley) side.

George L. Wright, who came to Santa Ana in 1885, began his transfer business with one horse on July 3, 1887. By the 1920's he owned three trucks and owned the major moving and storage business in Santa Ana. He and his wife, Emma, once owned the land that was to become French Park. The neighbors bought the land and moved the Wright's house to the corner of Vance and Minter, in order to establish the park. In 1919 the Wrights replaced their Victorian house with the Craftsman apartment house and this transfer warehouse. Mr. Wright was active in several civic organizations, including the Odd Fellows, the Woodmen of the World, and the Fraternal Brotherhood.

415-417 Vance St. Galbreath Duplex Craftsman Bungalow 1922

A side-facing gabled roof, accented with single exposed beam ends and vertical lath venting, tops the single-storied Galbreath duplex. Prominent front porches, featuring front-facing gabled roofs, flank each end. Trios of square wood posts, resting on square brick-clad piers with concrete caps, support the porch roofs. A pair of plate glass windows, topped with multi-paned transoms and flanked with casement sidelights, occupy the space between the porches. Specialty clapboard siding covers the exterior.

Mrs. Gertrude Galbreath, the first owner of this duplex, lived in the north half (417) in 1922. The other side was occupied by G. Russell and Genevieve Fisher. He was a partner in the Bell and Fisher Truck Co.

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419 Vance St. Sanborn Apartments Spanish Colonial Revival 1931

Built at the same time, by the same owner, in the same style as the Spanish Colonial Revival apartments facing N. Lacy St., the two-story Sanborn Apartments are topped with a flat roof with a red-clay-tile-clad shed-style roof on the front. Stucco-clad piers flank each end of the tile roof. Small round tile drains accent the parapet. The original patterned stucco cladding covers the exterior. A diamond-patterned cast plaster screen, flanked by pairs of casement windows, occupies the second floor, front facade. The centered portico, also topped with a red-clay-tile clad shed-style roof, is placed between plate glass windows flanked by multi-paned casement sidelights. Triangular knee braces support the shed-style portico and wrought iron railings flank the concrete entrance steps.

Mrs. Laura K. Sanborn built the Spanish Colonial Revival buildings on the corner of N. Lacy and Vance Streets in 1931. She was the first occupant, moving into 419 1/2 in this building. Soon after, Carlton and Irene Johnson moved into the first floor apartment. He was a salesman for the gas company.

506-510 Vance St. Minimal Traditional Apartments 1946

The two-story apartment building at 506-512 Vance St. was built by the same person who constructed the apartments immediately to the west, at 829-35 N. Lacy St. A low-pitched hipped roof tops the rectangular stucco-clad symmetrical building. Three score lines visually divide the first and second stories. 2-over-2 double-hung windows, divided horizontally, are used throughout the building. A hipped portico, supported by pairs of square posts with lath patterns between the sets, is centered in the front facade. A pair of matching paneled wood doors lead to the interior.

400 BLOCK WELLINGTON STREET

410 Wellington St. Collins House Craftsman Bungalow 1909

Topped with a side-facing gabled roof with deep eaves and triangular knee braces, the two-story Collins House is fronted with a single-storied

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shed style front porch. Wide clapboard siding covers the ends of the second floor, while stucco covers the remainder of the structure. Square posts support the porch, which has been partially enclosed with screen. Double-hung windows are used throughout the house. Shutters flank the first floor windows. The stucco, shutters, and porch enclosure are alterations. A white picket fence borders the front yard.

George and Jennie Collins were the original owners of this 1909 house. He was a teacher at Commercial High School. In 1916 Henry and Augusta Meyer purchased the house and lived here until the mid-1920s. He was a tailor by trade.

419 Wellington St. Titchenel-Catland House Craftsman 1887/1925

The unusual architectural character of this 1887 Victorian house can be explained by the 1925 remodel that added Craftsman elements. At that time, the roof was raised, adding more rooms on the second floor, and the porch was redesigned. The ell-shaped gabled roof, accented with single exposed beam ends, rafter tails, and louvered vents, features a prominent front bay on the east side. Casement windows with muntins in the top third, are used throughout the second story. A railing of plain balusters, placed between square piers, borders the flat roof of the single-storied porch. Square wood posts, resting on paneled piers, support the 1925 front porch. From the Victorian era are the cut corners, tear drops, paired double-hung windows, and wide shiplap siding trimmed with corner boards.

One of Santa Ana's most prominent pioneer families, the Titchenels came to the new village on November 9, 1869, one month after William Spurgeon bought the property that was to become Santa Ana. The Titchenels bought two lots. Tradition says that he built the town's first house in town, on Fourth St. This was his second house, built in 1887, on a piece of property that covered the whole block from Wellington to Washington and French to Lacy Streets. From 1881 to 1886 he also built and operated the Titchenel Block in downtown Santa Ana. Serving as an early peace officer, he also was a farmer, a builder, and a teamster. Osgood and Aurelia Catland, along with their daughter, Irene, a teacher in nearby Tustin, moved into the house in 1906, purchasing it four years later. In 1910 Osgood is listed as an engineer. The Catland family lived in the house until the 1960's.

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425-27 Wellington Please see 1104-1130 North Lacy Street

500 BLOCK WELLINGTON STREET

506-10 Wellington St. Marylin Apartments Spanish Colonial Revival
1931

Two-stories high and U-shaped, the Marylin Apartments are crowned with a red-clay-tile-clad gabled roof, with the gable faces facing front. The building is clad in its original patterned stucco. A Y-shaped stairway, bordered with wrought iron rails set in stucco clad bases, is centered in the U between the gabled wings. It divides into two sections, each ending at a second floor covered porch near the apex of the ell. Arch-shaped plate glass windows, edged with muntins, are centered in the front of each wing. Six-over-six double-hung windows are used throughout the rest of the building. Small wrought iron balconies front pairs of windows above the plate glass windows. A multi-paned french door leads into each apartment. Stucco-clad chimneys grace each side facade. A matching two-story building, which faces the parking lot on the east side of the complex features two apartments on the second floor and garages on the first floor.

Built by the Yost family, of Yost Theater fame, the Marilyn Apartments are a good example of Spanish Colonial Revival architecture. Ed and Stella Yost not only built the apartments, but also lived in unit 508 for several years. The pioneer McFadden family owned the entire block until 1920. At that time it was offered to the city as a park, with a price of \$5000. The neighbors raised half the money, but the city declined. The Yosts opened the Yost Theater on Spurgeon St in 1919 and the Broadway Yost on N. Broadway in 1925. He also served on the Santa Ana City Council in the 1930's. Active in local civic organizations, he was a fifty-year member of the Masonic Lodge 241.

514-18 Wellington Side of the Santa Ana Manor Apartments which front
on N. Garfield St (920-32)

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520-522 Wellington Singer Duplex Spanish Colonial Revival 1924

Ell-shaped, with one wing (520) facing north and one (522) facing east, the Singer Duplex is topped with a gabled roof. The original stucco covers the exterior. Red-clay-tile clad porticos, accented with heavy triangular knee braces, shelter the open concrete porches. Brick piers with concrete caps occupy each corner of the front of the portico. Double-hung windows, bordered with narrow strips of glass and square corners, are used throughout the duplex.

Eli and Ruth Singer built the duplex at 520-22 in 1924, and lived in 520 for a few years. He was the manager of Sam Stein's Stationary Store at 307 W. Fourth St. The Ashby Turners were the first tenants to occupy 522. he was an investment banker with offices on the second floor of the Spurgeon Building.

200 BLOCK EAST WASHINGTON STREET:

201 E. Washington St. Keech-Klatt House Neo-classical Revival 1899

One of the finest Neo-classical Revival houses in Orange County, the Keech-Klatt House is crowned with a hipped roof centered with a prominent matching front-facing dormer. Carved brackets, molding-trimmed panels, and a balcony with plain baluster decorate the dormer, while closely-spaced carved brackets line the wide eaves of the main roof. The gabled dormers that face east and west are centered with paired arched double-hung windows. Narrow clapboard siding covers the exterior of the house. A square bay, centered with a horizontal window, cast plaster ornamentation, and double-hung windows, is the centerpiece for the second floor, front facade. Double-hung windows are used throughout the rest of the second floor. A bellcast hipped roof tops the full first floor front porch. Pairs of round wooden columns, edged in molding and resting on clapboard-clad piers, support the porch roof. A balustrade with closely-spaced balusters runs between the piers. A slanted bay window, accented with a plate glass window, leaded glass transom, and double-hung windows is located on the east side of the front door, while a plate glass window with leaded glass transom is located on the west side. The centered front door is accented with

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a large window, decorative panels, and multi-paned sidelights. A square bay with bellcast roof, centered half way between the stories on the west side of the house indicates the location of the interior stairway. Screened porches occupy the rear northwest and northeast corners. A matching garage and five-year-old pergola are located in the backyard. A wrought iron fence borders the front yard.

Architect G. S. Garrett designed this fine house for the first owners, Eugene Erwin and Amelia Keech, in 1899. Attorney Keech was one of the best known water rights attorneys in California and was serving as president of the Orange County Bar Assn at the time of his death in a car/train accident on March 30, 1917. Having a particular expertise in water rights, he was legal advisor for the Santa Ana Valley Irrigation Company and Anaheim Union Water Company for almost 25 years. He was among the leaders in the movement for political reform in California and took an active part in local politics. Arriving in Santa Ana in 1887, he worked as a surveyor and city engineer before being admitted to the California Bar Association in 1888. Author Earl Stanley Gardner is said to have visited the house and to have consulted with Mr. Keech while researching his books. Carl and Lena Klatt bought the house for their large family in 1920. The Klatts arrived in Santa Ana in 1909 and purchased an orange grove on 17th St., near Tustin Ave. Prominent citizens in the city, they belonged to several civic organizations.

204 E. Washington St. Cleaver House Colonial Revival 1898

A one-and-one-half story Colonial Revival home, the Cleaver House is clad in narrow clapboard siding on the top two-thirds, and narrow shiplap siding on the bottom third, below the beltcourse. The hipped roof features a front-facing gable with enclosed eaves and returns. The offset front porch is topped with a bellcast hipped roof and supported by round wooden columns, resting on wooden piers. A matching gable-roofed porch faces Bush Street, on the west side. A plate glass window, topped with a transom is located to the west of the porch, while a double-hung window has been placed next to the front door and transom. A wood picket fence surrounds the property.

Kenneth Cleaver built this Colonial Revival home in 1898. He was a government land agent. By 1905 A. R. Tomblin Jr., an electrician, lived in

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the house. In 1910 Miss Gardner, a teacher at Delano School, moved in. From 1913 to 1915 Thomas and Laurence Neely, owners of the Santa Ana Electrical Company, lived here. Millard F. Doig, retired, was here in the 1920s. This house was the first of the three (206 E. Washington and 1120 N. Bush) on this property to be constructed. It appears all three were owned by one person until about 1980, when they were purchased by three individual owners. From the 1940's until 1980 the properties were owned by Claude and Elizabeth Read. Claude was an assistant mortician at Winbigler's Mortuary and Elizabeth taught fourth grade in the Santa Ana School system.

206 E. Washington St. Morrow House Craftsman Bungalow 1909

Clad in wide clapboard siding, the Morrow House is topped with a side-facing gabled roof with a front-facing gabled portico. Triangular knee braces, exposed rafter tails, and louvered vents accent the roof line. Tapered wood posts, accented with triangular brackets and resting on river rock-clad elephantine piers, support the portico. The porch foundation and a pier at the end of the open porch located to the east of the portico are also made of river rock. A plain wood railing runs across the front of the open porch. The recessed front porch features the a french-style front door and multi-paned sidelights. Both casement and double-hung windows are used throughout the house.

The Craftsman Bungalow at 206 was built in 1909 by James Morrow. He was a collector for the Pacific Telephone and Telegraph Co. Between 1911 and 1915 Carl and Neva Mansur lived here. He was an engineer with the Orange County Highway Commission. Several other families lived here until the Claude and Elizabeth Read moved in in 1941. Note the relationship among the three properties in the history of 204.

209 E. Washington St. Schildmeyer House English Tudor Revival 1929

An ell-shaped roof with rolled edges, tops the single-storied English Tudor Schildmeyer House. The front and west side gable faces are accented with a louvered vent with a pointed top. The house is clad in its original stucco coating. The front door is located beneath a smaller gable,

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placed diagonally in the apex of the ell. A conical tower at the southwest corner features recessed casement windows. A multi-paned plate glass window, flanked by multi-paned sidelights, is located to the west of the door. The front-facing gable is centered with a large arched plate glass window, flanked by multi-paned sidelights. Multi-paned casement windows are used throughout the rest of the house. A wing wall extends downward on the east side of the front facade. Awnings have been added above the windows, and the paneled front door is new.

Louisa Schildmeyer, the widow of Anton, built this house after he died on December 20, 1919. They had been ranchers with property on Grand Avenue. Coming to the Santa Ana area in 1893, they purchased two ranches totaling 88 acres, and raised Navel and Valencia oranges, English walnuts, and apricots. They were known for their "well-planned orchards, symmetrical yards, drying-houses, and poultry houses." Mrs Schildmeyer lived in this house for eleven years.

216 E Washington St. Flook House Prairie School 1909

Topped by a flat roof with enclosed eaves, the Flook House is clad in its 1909 coat of stucco. The single-storied flat-roofed front porch and port cochere are supported by large square stucco-clad pillars with concrete caps. A plain wood railing connects the pillars. A large window set to the west of the front porch features three double-hung windows, with the largest one in the center. Double-hung windows are used throughout the rest of the house. The original front door features a large beveled glass window. A stucco-clad chimney graces the west facade. Awnings have been added to the front windows.

Robert and Jennie Flook lived in this house in 1901 with their grown daughters, Jessie and Eva. Eva was a teacher in Fullerton and Jessie was a stenographer. Mr. Flook was a plumber by trade. In 1910 Stephen Clark, who was in the carriage and implement business at 219 N. Sycamore, bought the house. Two years later he became a partner in the real estate firm of Clark and Crowther, located at 115 W. Fourth St. By 1923 Herbert Sammis, an assistant cashier at the California National Bank and his wife, Theo, a music teacher, were living here.

A Flook family member says that the original house, built before the turn of the century, was completely remodeled in the Prairie School style in 1909 by her grandfather, Robert Flook.

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219 E. Washington St. Wells-Robinson House Craftsman Bungalow 1907

The main body of the two-story Robinson House is topped with a side-facing gabled roof with a front-facing gable at the east end. A shed-style dormer, accented with a pair of multi-paned windows, graces the west end of the roof. Triangular knee braces, wood shingles, decorative knobs, and exposed rafter tails accent the roof line. A flat-roofed single-storied porch occupies the westernmost two-thirds of the house and continues west to become a port cochere. French doors lead out onto the flat porch roof, which is bordered with a railing with plain wood balusters between square posts. The porch roof is supported by large square pillars, topped with caps. A railing with plain balusters runs between the pillars. Plate glass windows, topped with transoms and flanked by double-hung sidelights, dominate the front facade, while double-hung windows are used throughout the rest of the house. A handicap ramp, bordered by a plain wrought iron balustrade, extends from the east side of the front porch. The ramp, railing, paneled front door and two smaller wood posts on the front porch are not original.

Built by contractor W. D. Moore, this house was first owned by Mrs. Miranda Wells, the widow of T. N. who was a school teacher. Phranda and Ida Robinson became the owners in 1908. He came out of retirement in 1917, at the beginning of World War I, becoming vice president at the Mission Woolen Mills, located up the street at E. Washington and Santiago Blvd. The mill supplied thousands of woolen military uniforms. The Robinsons continued to live in the house until the late 1930s.

220 E. Washington St. Cameron House Queen Anne 1895

Fishscale shingles, intricate cutwork panels, finials, and molding accent the gable-roofed single-storied Cameron House. An intricate cutwork vent is centered in the middle of the front-facing pedimented gable. Enclosed eaves, with returns, border the roof line. Narrow shiplap siding, edged in corner boards, covers the exterior. The original porch, located in the northeast corner of the front facade has been enclosed with matching siding. A small recessed portico, supported by three square posts, takes the place of the larger porch. A plate glass window, topped with a transom, is located to the west of the porch. An small addition to the west side appears to have been made more than fifty years ago. The original tall narrow windows on the east side were replaced by smaller double-hung windows in 1946, when the house was made into a duplex.

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According to the 1901 Directory, James Cameron and his wife, Harriet, were the first known occupants of the house at 220 E. Washington St. James was a millman for a local lumber company. Their daughter, Ruby, who lived with them, worked for the county recorder's office. By 1905 Gerney Hadley, a teacher at Santa Ana High School, and his wife lived here. Myron and Flora Finch were the next occupants, in 1910. He was the chief engineer at the Santa Ana Water Works. Several families lived here in the 1910's. In 1920 Walter (realtor with the firm of Dobie and Grindrod, 316 W. Fourth St.) and Bessie Grindrod moved in to stay until 1922. At that time James and Harriet Cameron, the first known occupants, moved back in.

300 BLOCK EAST WASHINGTON STREET

305 E. Washington St. Wilson House Colonial Revival 1922

A side-facing gabled roof, accented at the peak with caps, tops the two-storied Wilson House. A matching single-storied porch, supported by round wood pillars, is offset in the front facade. Narrow clapboard siding, accented with a beltcourse between the two stories, covers the exterior. Plate glass windows, flanked by double-hung windows featuring borders and square corners of glass, are located on each side of the front door. Casement windows, in singles and pairs, accented with borders and squares of glass, are used on the second floor, while matching double-hung windows occupy the first floor. A brick chimney graces the west facade. Wrought iron railings have been added on each side of the concrete steps to the porch.

Roscoe Wilson, who also built the houses at 1227 and 1229 N. French built this house for himself and his wife, Grace, in 1922. They lived here until the mid-1940's. During the first few years of their occupancy Mr. Wilson was the president of the Santa Ana Preserving Co. on Fruit St. In 1925 he founded The Wilson Company, a manufacturing firm that made perfumes and toiletries at 700 Fruit St. He continued in that business into the 1940's.

311 E. Washington St. Hoffman House Modern Craftsman 1987 N. C.

In 1986 the single-storied bungalow on this lot burned to the ground. The following year this single-storied manufactured house, clad in wide clapboard siding, was installed. The front-facing gabled roof is accented

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with vertical lath ventwork and decorative knobs. The full porch is supported by square pillars, resting on river rock piers. The piers form three stairsteps on each side of the porch entrance. A large multi-paned glass window is located next to the front door, which is accented with 9 lights. The molding above the windows and doors is one of several design features of the house which allow it to fit into the architectural character of the French Park neighborhood.

315 E. Washington St. Apartments Modern 1975 N. C.

Rectangular in shape and three stories high, the apartments at 315 E. Washington are topped by a flat roof. The central entrance is topped by cantilevered balconies. The building is clad in its original stucco. Three rows of recessed balconies, set back from the entrance, face the street. Flagstone accents the facade for approximately ten feet on each side of the entrance. Awnings and matching cloth panels accent the balconies. The building is too new to contribute to the historic district.

323 E. Washington St. Opp-Huff House Craftsman Bungalow 1908

A large Craftsman Bungalow, the Opp-Huff House is clad in narrow clapboard siding with a decorative band between the first and second floors. The side-facing gabled roof is accented with a prominent front-facing gable near the east end. Triangular knee braces and exposed rafter tails accent the roof line while horizontal venting and half-timbering decorate the gable faces. The two-story porch occupies the southeast two-thirds of the front facade. Square piers, with railings of plain, wide balusters and criss-cross sections accent the second floor porch. A large brick pier, topped with four square posts accented with criss-crossed 3 x 3's, supports the small front porch. Ribbons of multi-paned french windows form the facade of the large rectangular enclosed sun porch to the west. A plate glass window, topped with a multi-paned transom and flanked by multi-paned sidelights, is located to the east of the porch. A pergola extends from the porch to the southeast corner of the front facade and is supported by a matching pier and post. A brick chimney and square bay grace the east facade.

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Henry P. Opp, a veteran Santa Ana citrus rancher, carpenter, cabinet maker and builder, came to Santa Ana in 1883. After building this house, he and his wife lived here until 1912, when the house was sold to D. Eyman and Blanche Huff. Mr. Huff was the general manager of the Sunset Fruit Exchange. In 1916 A. Minnie Gardner, the widow of Frank Gardner, bought the house and lived here into the 1940's. Harvey Gardner, who also lived here for a few years, went on to become treasurer of Orange County.

327 E. Washington St. Haley House Craftsman Bungalow 1916

A varied gabled roof, accented with triangular knee braces, finials, carved exposed rafter tails, decorative knobs, carved bargeboards, and criss-cross lath ventwork, crowns the two-story Haley House. Two of the gables face the front. Wide clapboard siding covers the top half of the house while narrow clapboards cover the lower half. The single-storied front porch wraps around to the west. The front door is located in the east facade of the porch, in a section enclosed after the house was built. A pergola, accented with carved brackets, extends to the west. It is supported by large square brick columns. A plate glass window, flanked by stationary sidelights, is located to the east of the porch. A second plate glass window was placed next to the front door. A large brick chimney is centered in a slanted bay on the east side of the house. A wooden stairway has been added to the west facade.

Olbert and Ellen Haley were the first owners of this well-detailed Craftsman House. Mr. Haley was a partner in the firm of Haley and O'Conner, which sold Hudson Autos. In 1923 he is listed as a partner in the Dodge Bros. Motor Court at 415 N. Bush.

400 BLOCK EAST WASHINGTON STREET

401 E. Washington St. Greeley House Craftsman Bungalow ca. 1920

Topped with a gabled roof with matching front porch roof, the house at 401 is clad in narrow clapboard siding, trimmed with cornerboards. Single exposed beam ends, exposed rafter tails, and vertical lath venting accent the

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roof line. Round wooden columns support the porch roof. The porch floor is made of concrete and there are no railings. Plate glass windows flank the wide front door. A brick chimney and an open porch on the west side of the house face French Street. A wrought iron fence surrounds the front yard.

Although the Greeleys are listed at this address from 1901 to 1921, the architecture of this house indicates that it is probably built around 1920. J. P. Greeley, listed here in 1901, was the Orange County Superintendent of Schools. He died a few years later and his wife, Evelyn, a dressmaker continued to live at this address until 1921. In 1922 William Childs, the president of the PR and V Products Company, lived here for a year. Fitch and Cynthia Birchard moved in in 1923. He was an accountant for the P A Accounting Bureau.

406 E. Washington St. Galbreth House Colonial Revival 1919

A side-facing gabled roof caps the single-storied Galbreth House, built in 1919. Pairs of tall narrow arched vents are located in each gable face. Asbestos siding now covers the exterior. The centered portico is formed by an extension of the front of the main roof and is accented with carved triangular knee braces. Pairs of ten-light french windows flank the french-style front door, which is flanked by multi-paned sidelights. A sun porch and brick chimney occupy the east facade. A cinderblock and wrought iron fence borders the front yard.

Carl and Milly Galbreth were the first occupants of the house at 406. He was a driver for the American Laundry Co., and she was a stenographer for the Orange County Title Co. In 1923 James and Sarah Henry purchased the house. By 1941 C. Scott Lee, and his wife, Laura, lived here. He was the manager of the Safeway Store.

410 E. Washington St. Forester house California Bungalow 1919

Small, single-storied, and rectangular, the Forester House is topped with a low-pitched front-facing gabled roof and matching offset front porch. Stucco now covers the exterior. The concrete front porch is supported by large square stucco-clad pillars, and does not have railings. Plate glass windows, topped with transoms, are located on each side of the front door. 6-over-1 double-hung windows are used throughout the rest of the house.

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Carl and Margaret Forester were the first occupants of the house at 410. He was an employee at the Mission Woolen Mills on the corner of E. Washington and Santiago. In 1922 George Barnes, an attorney, and his wife, Rebecca, moved in to stay for a few years. In the 1930's the Saylers, Frank and Mary bought the house and lived here for several years. He was a rancher and later opened a confectionary store at 2321 N. Main St.

411 E. Washington St. Modern Apartments 1985 N. C.

U-shaped, with a walkway between the buildings at the back, these two two-story apartment buildings are clad in vertical wood siding and topped with truncated hipped roofs. The windows, framed in wide wood trim, are aluminum sliders. Recessed balconies occupy the outside corners of the second floor of each front facade. Wood-siding-clad chimneys face the interior of the courtyard, and balconies line the second floor approximately half way back from the front facade.

420 E. Washington St. Toole House Colonial Revival ca. 1920

Topped with a side-facing gabled roof and front-facing gabled porch, the single-storied Toole House is clad in narrow clapboard siding. Enclosed eaves and returns border the roof line. Square pillars, accented with inlaid panels, support the porch roof. 6-over-1 double-hung windows are used throughout the house. The centered front door contains fifteen lights. A chainlink fence surrounds the front yard.

Based solely on the architectural features, this house appears to have replaced the original house about 1920. E. A. and I. M. Harding are listed at this address in 1901. He was a real estate agent in Huntington Beach. In 1908 he is listed as a furniture salesman. By 1910 attorney Richard Foye Harding, and wife, Mary, are listed as living here. In 1918 Mrs. Rena Anderson occupied the house. 1922 found John and Mary Toole living here. The existing house appears to have been built around the time the Tooles lived here.

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500 BLOCK EAST WASHINGTON STREET

501 E. Washington St. Liggett-Wallace House Craftsman Bungalow 1921

Topped with a front-facing gabled roof that extends forward to provide a recessed porch across the front, the single-storied house at 501 is clad in narrow clapboard siding. Single exposed beam ends and criss-cross lath venting accent the roof line. Pairs of 6-over-1 double-hung windows flank the french-style front door. Square posts, support the roof of the recessed porch. A new railing of plain balusters was installed when the house was rehabbed in 1987. Aluminum sliders, also installed in 1987, replace the original windows on the east side.

Delbert and Ruby Liggett were the first to occupy this house in 1921. He was an employee of the Bemis Lumber Co. In 1923 Albert and Marion Wallace moved in to stay for more than twenty years. He was an engineer for the S. F. R. R.

505 E. Washington St. Thompson House Folk Victorian 1886

A side-facing gabled roof, with a centered front-facing gabled wing, tops the two-storied Thompson House. Wide shiplap siding, trimmed in cornerboards, covers the exterior. Small single-storied shed-style porches, supported by square wood posts, occupy the corner of each apex. Double-hung windows are used throughout the house. The plain paneled doors, topped by transoms, replace the originals.

Resembling a typical Midwestern farm house, the Thompson House was built in the 1886. The first known owners, in 1901, were Mrs. Margaret Thompson and her son, Robert Scott Thompson. He was a cement worker. Margaret died about 1914 and Robert continued to live in the house alone for several years. In 1923 Andrew and La Vona Simpson moved in. He was listed as a decorator, which, in the 1920's probably meant a painter and wallpaper hanger. In the 1930's James and Lucy Herron lived here. He was an oil worker.

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506 E. Washington St. Whitney House Greek Revival ca. 1885

Wide shiplap siding, edged in corner boards, covers the exterior of the two-storied Whitney House. A front-facing gabled roof, accented with enclosed eaves and returns, tops the eastern half of the house. The western half is capped with a west-facing gable which forms a half story. The shed-style front porch occupies the apex of the two roofs. Square posts support the porch roof and a railing of plain balusters runs between them. A five-sided corner bay accents the northeast corner of the front facade. 2-over-2 double-hung windows are used throughout the house. The railing and posts that support the porch were added in the 1980's, when the house was rehabbed.

The 1901 City Directory lists the owners of this 1880's house as William and Alice Whitney. He was a wood turner, first for the Griffith Lumber Company and later, for the Barr Lumber Co. The family lived in this house until the 1930s when Herman and Ruth Zabel purchased the house. They lived here for more than ten years. He was the Supt. of the Bureau of Identification for the O. C. Sheriff's Dept.

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The French Park Historic District, a 20-square-block neighborhood in Santa Ana, California, is nominated under National Register Criteria A and C. Under Criterion A, in the area of exploration/settlement, the district illustrates the unique street pattern of Santa Ana East, designed in 1877, to shift the commercial downtown of the city to this new site adjacent to the proposed Southern Pacific Railroad. Also under Criterion A, as part of the city's social history, are listed many persons significant to the history of Santa Ana. Research shows that many of those building and occupying homes in the neighborhood contributed a great deal to the development and well-being of the city. Under Criterion C, in the area of architecture, the district contains rows of historic homes, several of which can be considered to be the finest examples of a particular style in Orange County. The neighborhood was designated by the Santa Ana City Council as the French Park Historic District in 1984, and was the first of two local residential districts to be granted.

Historic Street Pattern:

The unique triangular street pattern of French Park visually reflects the establishment of Santa Ana East, the town's proposed new commercial center, as set forth in 1877-78. The pattern exhibits historical associations with the platting and development of the neighborhood and the street pattern's relationship to the Southern Pacific Railroad.

Eight years after the founding of the city, some of Santa Ana's businessmen began to talk about expansion. In 1877, William Spurgeon, J. H. Fruit, and James McFadden, three of Santa Ana's most prominent pioneers, formed a corporation called the Western Development Company. The three persuaded the Southern Pacific Railroad to extend its line south from its terminus at Anaheim, to Santa Ana. Competition with Columbus Tustin, the founder of nearby Tustin City, was stiff, but the Western Development Company won the contract. By the time the tracks were laid and the first train steamed into town, the company had platted a 160-acre tract called Santa Ana East. Located parallel to the diagonally-placed railroad tracks, it formed a triangle with the original townsite and was attached to the east side of French Street. The point of the triangle was at Tenth, French and G (now Minter Street).

A rousing celebration greeted the first train as it puffed its way into the city. Crowds gathered as the bands played, and speeches were given. William Spurgeon provided free lunches, banners, bands and a rousing welcome for those who arrived by train at Santa Ana East. The railroad was a

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boon to the farmers, who brought their products to town for shipping to Los Angeles. The railroad also had connections to and from the East and Midwest. True to Spurgeon, Fruit, and McFadden's prediction, Santa Ana prospered, while Tustin, five miles to the east, languished.

The Western Development Company offered the the merchants who had businesses along Fourth Street, Santa Ana's original commercial center, a free lot if they would move to Santa Ana East. At first most were enthusiastic. Soon, however, the merchants began to have misgivings. One of the largest property owners in town, Jacob Ross, withdrew his support because he was afraid his land on the opposite side of town would lose value. He hired men to meet the arriving trains with placards that read, "This is only our depot; come down and see our town."

The most resounding blow to the future of Santa Ana East, however, was Levi Gildmacher, the owner of a general store on the west side of town. He regularly extended credit to the farmers, allowing them to wait until they were paid for their crops before requiring reimbursement. By refusing to relocate to Santa Ana East, he kept the economic support of the community in the original commercial center located along Fourth Street. Most of Santa Ana East remained barren until the late 1880's, when the western side of the tract began to develop as residential and the eastern half, on the other side of the tracks, as industrial.

During the 1890s, George Wright purchased the triangle created by the formation of Santa Ana East, building a small house there. Thinking that the triangle would make a nice park, in the Mid-1890s the neighbors purchased the property. Mr. Wright moved his house across the street to the southeast corner of Vance, where the Wright Apartments now stands. The neighbors dedicated the triangle, then called Flat Iron Park because of its triangular shape, to the city.

Houses with a variety of architectural styles and representing several periods of Santa Ana history now fill the neighborhood streets; however, the plan for Santa Ana East, as envisioned by Fruit, Spurgeon, and McFadden can still be seen in French Park's unique street pattern.

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This district is also significant under Criterion A in the area of social history by virtue of the fact that many of Santa Ana's most prominent citizens built houses or bought existing houses in the Historic French Park district from the 1880s until the 1940s. Most had previously lived elsewhere in the city and were already established in the community. The houses they built or purchased in French Park were the symbols of their success. Their contributions are listed briefly under each address on the continuation sheets.

Bankers and Attorneys:

Miles Crookshank, in 1899, set the tone for the development of the neighborhood when he built his large Neo-classical house at 802 N. French Street. He had founded the First National Bank of Santa Ana in 1886, the city's most successful bank, the year he arrived in town. His son, Clarence, (810 N. French St.), who was first affiliated with the First National Bank, went on to become president of the Santa Ana Building and Loan Company. Robert Chilton, who built the house now located at 321 E. 8th Street, head cashier and an officer for the Orange County Trust and Savings Bank, served as City Treasurer and Postmaster in the 1880s and 90s.

Clyde Bishop, who built the Neo-classical house at 1108 N. French, served in the State Legislature for two terms, beginning in 1906, the same year he built the house. He authored the Newbert Protection District Bill, was chairman of the County Boundaries Committee, and served on the Judiciary, Constitutional, and Municipal Corporations Committees. A prominent local attorney, he conducted Orange's first bond issue. As Newport Beach city attorney, he conducted the proceedings for that city's incorporation.

Eugene Erwin Keech, who built the large Neo-classical home at 201 E. Washington Street in 1899, was one of the best known water rights attorneys in California. Author Earl Stanley Gardner, a close friend of the Keeches, is known to have visited the house to consult with Mr. Keech while doing research for his books. Keech was serving as president of the Orange County Bar Association at the time of his death in 1917.

Other attorneys living in the neighborhood included Otto Jacobs (1117 N. Bush), who was a partner in the firm of Head, Wellington, and Jacobs.

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He successfully defended Buelah Overell, accused of murdering her parents, in a trial that gained national attention. Carl Cowles, who bought the house at 820 N. French, was an attorney who specialized in bankruptcy cases.

William Thomas, an attorney, was the first known owner of the house at 932 N. French. In the 1910s, Wallace Rutan, one of the founders of the large and prestigious law firm of Rutan and Tucker, still in existence today, owned the house.

Physicians and Dentists:

Dr. Charles D. Ball, who helped found the Southern California Medical Association and the Orange County Medical Association, served as 76th District representative to the State Legislature and was a delegate to the Republican National Convention held in Chicago in 1920. He was also a founder of the Orange County Historical Society (1919), a member of the Santa Ana Public Library Board for 27 years, and active in the National Guard, the Oddfellows, and Al Malaikah Shriners. He was president of the First National Bank in the 1920s, and on the board of several local companies. In 1926, he moved this house from Main St. one block east to 1119 N. Bush Street, preserving it as a residence when Main St. turned to commercial use. Dr. Albert Hervey, a local physician who was active in many civic organizations, built the Colonial Revival house at 1209 N. Spurgeon in 1903. Dr. Albert Zaiser, an early physician, bought the house at 918 N. French in 1923.

Dr. John Wehrly (819 N. Spurgeon) was a prominent physician who specialized in internal medicine. He helped found the Orange County Hospital and Poor Farm in 1916, as well as serving as vice-president of the Santa Ana Hospital. His son, Dr. John Wehrly D. D. S., lived in the house until the 1970s. Another well-known local dentist who lived in the neighborhood was Dr. LeRoy Whitson (301 E. Eighth St.). He served the community for over fifty years.

Ranchers and Orchardists:

The backbone of the success and growth of Santa Ana was the ranching and farming community that surrounded the town. Forming a miles-wide ring around the city were acres and acres of orange groves, vegetable farms, alfalfa operations, dairies, and poultry farms. They were

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the major support for the local economy. Many ranchers lived in town, commuting to their property close by. A sampling of the ranching families who built or bought houses in French Park:

Albert Perkins (1102 N. French) was a botanist and rose grower with substantial property in El Modena;

Wyllys Perkins (808-10 N. Spurgeon), his brother, also owned 160 acres in El Modena;

William Gregg, rancher, bought 720 N. Spurgeon in 1907;

The Klatt family (201 E. Washington) owned a large citrus grove at 17th and Tustin Avenues.

Louisa Schildmeyer (209 E. Washington) owned a ranch on Grand Avenue;

Gustav and Nellie Bruns built the house at 1209 N. Spurgeon;

Harle and Josephine Kittle built the finely-detailed house at 1102 N. French in 1909;

John and Mary Van Wyk built the house at 1109 N. French in 1911;

John and Wilhelmina Thee, who owned a ranch at 128 W.

19th St., built the large Craftsman Bungalow in 1914.

Edward Moore, who owned a celery, barley, corn, and peat farm south of Santa Ana, built the houses at 312 E. 9th St. and 820 N. French St.

Joseph Holtz built the bungalow at 911 N. Lacy in 1928. He was a farmer and beekeeper in Silverado Canyon.

Business Owners and Managers:

Owners of many businesses built or purchased houses in French Park in the late 19th century and first quarter of the 20th century. The Titchenels, one of Santa Ana's most prominent early pioneer families, built the house at 419 Wellington in 1887. They constructed and managed the Titchenel Block in downtown Santa Ana.

George Preble, a contractor who constructed several fine buildings in Orange County, built (in 1919) and lived in the house at 1113 N. Spurgeon. He was the contractor for the Masonic Temple, Elks Hall, and Christian Science, Unitarian, and Congregational churches in Santa Ana, as well as the Santa Ana High School. He also built the Balboa Pavilion in 1905.

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George Wright, who built the Wright Apartments (831-31/2 N. Minter) and the Wright Transfer Company (410 Vance) in 1919 was a pioneer truck and transfer owner who lived in the neighborhood beginning in the 1890s. He helped establish Flat Iron Park (now called French Park).

Terry Stephenson, who built the house at 926 N. Lacy St. in 1915, was the editor and part owner of the *Santa Ana Register* from 1906 to 1927. He also served as Postmaster for Santa Ana, from 1923 to 1934, and as County Treasurer from 1935 to 1943. He is perhaps best remembered for his books about Orange County history, *Camino Viejos* (1930), *Shadows of Old Saddleback* (1931), and *Bernardo Yorba* (1940).

Several important Santa Ana business owners built or purchased existing homes during the prime historic period. The 900 block of N. French is a good example. John Beatty, editor and publisher of the *Santa Ana Blade*, built the house at 910. He also was a partner with Miles Crookshank in the Crookshank-Beatty Company. George Smith, the builder of the impressive Colonial Revival house at 916, was a partner in the Smith-Tuthill Mortuary, an important mortuary firm in business here for more than fifty years. He served at County Coroner and Public Administrator in the 1910s. The house at 918 was built by Lester Gleason, a partner in the Gleason Furniture Store. He owned other businesses in both Orange and Los Angeles Counties. Lester Carden, the second owner was a partner in the prestigious firm of Hill and Carden Clothiers. Prominent attorneys William Thomas, the original owner, and Wallace Rutan owned the house at 932.

The Yost family, owners of the Yost and Broadway Theaters, built the charming Spanish Colonial Marylin Apartments at 506-510 Wellington and 925 N. Lacy St.

Roscoe Wilson, who built the large Colonial Revival house at 305 E. Washington, was the owner of the Santa Ana Preserving Co., and the Wilson Co., a manufacturer of perfume and toiletries.

The Peter Pan Gardens, owned by Peter Dierker, a local contractor, were located at 910, 914, 914 1/2 N. Lacy St. An avid lover of birds and plants, Dierker operated the gardens as a business before building the second and third houses on the site in 1928 and 1946.

Small business owners included William Cochems (720 N. French), who owned the Vienna Bakery; Nathan and Alice Beals of Beals and Son, Grocers, built houses at 821 N. Garfield and 1016 N. French St.; Alfred and

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Elizabeth Hawley (1101 N. French St.) owned an important sporting goods store. Many more business owners and managers lived in French Park, and their accomplishments are listed on the continuation sheets.

Several teachers, including George Collins (410 Wellington), a teacher at Commercial High, Joella Gowdy (831 N. French St.), Vice-principal at Santa Ana High School in the 1920s and 30s, and Elizabeth Read (204 E. Washington), were among the teachers who lived in French Park. Ella Campau, a fine soprano who sang professionally, owned the house at 801 N. French. Ida Mitchell, an artist, built the house at 402 Vance.

A majority of residents in French Park were active in civic organizations that benefited the community, did charitable work, or provided entertainment in the pre-television era. Women's organizations, such as the Ebell Club, the Y. W. C. A., the Red Cross, and the Business and Professional Women's Club, did much to help the city become a better place to live. Through the years several residents served on the City Council, the School Board, the Library Board, the Fire Commission, and other civic committees. French Park residents obviously were a significant and major force that contributed to the success of the community of Santa Ana.

Criterion C: Architectural Significance:

The French Park Historic District is a 20-square-block neighborhood with a variety of historic architectural styles dating from the 1880s through the early 1940s. While there are several superior examples of these styles, it is the neighborhood as a whole that conveys a sense of historic and architectural cohesiveness through design, location, setting, materials, workmanship, feeling and associations. It visually illustrates a special time and place in Santa Ana history.

Architectural Styles: The main examples of each are described below:

Victorian:

There are half a dozen examples of 1880s Victorian architecture sprinkled throughout the neighborhood. Constructed during the "Boom of the Eighties," they were built in the same decade Santa Ana was

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incorporated (1886). A large Eastlake Victorian, the Harmon-McNeil House (1888) is located at 817 N. Lacy St. Italianates include the two-story 1883 Chilton House at 321 E. Eighth St., and the Alexander House (ca. 1887) at 1112 N. French St. The Titchenel House, at 419 Wellington, was built in 1887; however, Craftsman features were added when the house was remodeled in 1925. The Thompson House, at 505 E. Washington St., is a Folk Victorian reminiscent of a Midwest farm house.

The twin houses at 710 and 714 N. Spurgeon were built about 1880, in an unknown location, and moved to French Park about 1894. The front porches were added about 1910. During the 1910s, some of the houses built during the 1880s were replaced with Craftsman Bungalows and Spanish Colonial Revival apartments.

French Park continued to grow slowly during the 1890s. About a dozen Victorian houses, in various styles, were built in the neighborhood. A single-storied Folk Victorian house was built at 815 N. French by the Youngs in 1893. The Rutan House at 932 N. French was built in the Stick style in about 1895, and remodeled with a Colonial influence in 1920.

The houses at 1002 N. French (Thomas-Hamilton House, 1898), and 802 N. Lacy (Langley House, 1898) are a combination of Queen Anne and Colonial Revival, having wrap-around porches in common. The Kinley House (1895) at 801 N. Minter is a Folk Victorian with a Colonial-style front porch added about 1910. The Cooper House (1900) across the street at 801 has many decorative features. The Axelson House (1120 N. Spurgeon) has been recently restored back to its 1890 Folk Victorian appearance. A gable decorated with fishscale shingles, cutwork, returns, and rosettes is featured on the front facade of the Anderson House (1895) at 305 E. Tenth St. The Colonial-influenced Cleaver House at 204 E. Washington (1898) and the Queen Anne-style Cameron House (1895) at 220 E. Washington occupy the ends of the 200 block.

The Dr. Ball House (1119 N. Bush St.) was built in 1896 in the Eastlake style and remodeled in the Queen Anne style in 1904. French Park, at 10th and French Streets, was established about 1895, and originally was called Flat Iron Park.

Neo-classical and Colonial Revival:

The majority of the historic houses in French Park were built in the Neo-classical Revival, Colonial Revival, Craftsman, and Transitional styles.

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It was in 1898-99, when Miles Crookshank built his ornate Neo-classical Revival home on the quarter block at the corner of French and Eighth (802 N. French), that the trend toward large and elaborate houses began in the neighborhood. E. E. Keech followed, in 1899, with a splendid Neo-classical Revival home on three lots on the corner of E. Washington (201) and N. Bush. The two houses are very fine examples of the Neo-classical Revival style.

Soon after the turn of the century French Park experienced its first building boom. Advertised as the "Nob Hill of Orange County," the area attracted wealthy professional people and business owners who had mostly lived in Santa Ana for a long time, building up their businesses and professions.

Almost 30 houses built between 1900 and 1906 still exist in the district. Most were in the Colonial Revival or Neo-classical Revival style. Note-worthy examples on N. French include the single-storied Cochems House at 720, the Miles Crookshank House at 802, the two-story Clarence Crookshank House at 810, the large Adams-style Colonial Revival Smith House at 916, the two-story Colonial Revival Gleason-Carden House at 918, and the Neo-classical Bishop House at 1108.

The Queen Anne/Colonial Revival Cooper House, located at 801 N. Minter, was built in 1900. The two-story Colonial Revival Duggan House, located at 825 N. Lacy, was built in 1906. There are five single-storied Colonial Revival houses, built between 1902 and 1906 in the 800 block of N. Garfield.

Located on a prominent corner of Civic Center Drive East and N. Spurgeon St., the two-story Colonial Revival Fox House at 713 N. Spurgeon St. is similar in design to the Brown-Baker House at 719, are two-storied and crowned with a dormered hipped roof. Both were built in 1905. The

The Dr. Wehrly House at 819 N. Spurgeon is unusual in character. When it was built in 1905, it was a single-storied Colonial Revival bungalow. In 1919, Dr. Wehrly added a second story, giving the house an Italian flavor. At 1019 is the Sutton House, a single-storied Colonial Revival house with a rounded porch built in 1900.

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The Claycomb House, located at 1106 N. Spurgeon St., is a large two-story Colonial Revival home that was moved to this location in 1931. It is now boarded up and the new owner, who has agreed to follow the Secretary of Interior's Standards for Rehabilitation has submitted restoration plans to the neighborhood board. The Tubbs House a two-story Colonial Revival house with fine detailing, was built at 1203 N. Spurgeon in 1904. The Dr. Hervey House, next door at 1209, is a single-storied Colonial Revival home with classical detailing.

A few Colonial Revival bungalows were built after 1906, including the Reeves House at 1009 N. French St. (1909). The Beatty House (1909) at 910 N. French is a large and finely-detailed combination of Neo-classical and Craftsman architecture. The Kittle-Perkins House at 1102 N. French was built in 1909 in an elegant version of the Colonial Revival style.

Craftsman Bungalows:

While the south end of French Park contains Colonial Revival houses, the north half features several good examples of the Craftsman Bungalow style. There are approximately 42 Craftsman and California Bungalows existing within the borders of the district. 10 of those were built after 1920. Some of the best examples are:

The Mission Revival Pease House (1912), with its dramatic tower-like second story, is located at 1110 N. Spurgeon. One of two Prairie School-style homes in the neighborhood is the two-story house at 1113-1113 1/2 N. Spurgeon built by and lived in by George Preble. He was a contractor who built many large impressive commercial buildings and churches. The other, at 216 E. Washington, was built in 1909 by Robert Flook, a local plumber.

The two-story Smith-Campau House, constructed in 1909 at 801 N. French St, is a very large Craftsman Bungalow with a Tudor roof and rare Egyptian-influenced columns. The single-storied Bullard House, built in 1910 at 833 N. French, has character-defining Oriental influences. The two-story Isaacson House at 1014 N. French, was built in 1911, and features strong, but detailed Oriental influences and deep eaves with carved beam ends. The Hill-Hawley House (1101 N. French), a Craftsman Bungalow constructed in 1912, is clad in patterned wood shingles and capped with a multi-gabled roof. A pair of particularly nice Craftsman Bungalows are the

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Alexander House (1116 N. French), and the Thee House (1216 N. French), both constructed in 1914. Both feature deep eaves, lots of triangular knee braces, wide gabled porches with pergolas, and patterned shingles on the second floor. The 1909 Craftsman Bungalow at 1218 N. French, called the Hickox House, features ribbons of casement style windows with muntins at the top. A tapered post supports the corner of the porch. The 1906 Sprague House, located at 1224 N. French, is capped with a side-facing gabled roof, and features a full porch supported by large square clapboard-clad pillars. The 1909 William Smith House, next door at 1230, is also topped with a bellcast side-facing gabled roof with a centered dormer. Its full front porch is also supported by large square clapboard-clad pillars.

The Wright Apartments, a triplex constructed in 1919 at 831-53 N. Minter, features strong Oriental and Swiss influence, square brick pillars which support the full front porch, and a two-story porch with cutout openings.

The Hamaker House, located at 820 N. Lacy, was built in 1913. It is topped with a low-pitched side-facing gabled roof with deep eaves and a centered dormer. Ribbons of casement windows are used throughout the house. Frederick Eley designed the Craftsman Bungalow at 918 N. Lacy for John Taylor in 1914. It features ribbons of casement windows with four muntins in the top third of each. The 1911 Robbins House at 930 N. Lacy is a particularly fine example of a Tudor-influenced Craftsman Bungalow.

A pair of Airplane Craftsman Bungalows, located at 1003 and 1009 N. Spurgeon St. feature multi-gabled roofs and wide eaves.

The nicely-detailed 1913 Dr. Whitson House, located at 301 E. Eighth St. features side-facing gables and a prominent gabled dormer. The corner porch is accented with arched openings, carved brackets, and a carved railing.

Another Craftsman Bungalow with patterned shingles and ribbons of casement windows is the 1914 Mitchell House at 402 Vance.

The 1909 Morrow House at 206 E. Washington features an attractive porch with river rock piers and triangular braces accenting the side-facing gabled roof. The 1908 Opp-Huff House at 323 E. Washington and the 1916 Haley house next door at 327, are both good examples of Craftsman architecture.

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By the 1920s, most of French Park's streets were lined with houses. However, several lots in the north half of N. Lacy, at Wellington, were still undeveloped. Only a few parcels remained empty and these were eventually all built upon, except for one lot in the 900 block of N. Lacy. In the 1920s houses were built beside some of the larger houses that had been located on more than one lot.

A rare example of a split-level Spanish Colonial Revival home is the Moore-Cowles House, built in 1926 at 820 N. French. The Williams House, built in 1922 in the Spanish Colonial Revival style at 1105 N. Spurgeon features a prominent cornice and a rail of heavy carved balusters.

Seven spacious fourplexes, all displaying a strong Spanish Colonial Revival character, are located primarily on Lacy, Vance, and Wellington. They were all built between 1929 and 1931 and feature sweeping stairways, red-clay-tile-clad roofs, balconies, wrought iron grills, and other character-defining features.

A graceful English Tudor Revival, built in 1921 by the Beals, is located at 1016 N. French. The Roth House, built at 922 N. Lacy in 1923, has elements of both the Colonial and English Tudor Revivals. The Schildmeyer House, constructed in 1929 at 209 E. Washington, features a rounded corner bay, large windows, and a diagonally-placed entrance.

Four Spanish Colonial Revival style duplexes are located in French Park at 1011-13 N. Spurgeon St., 1015-17 N. Spurgeon St., 1115-1117 N. Bush St., and 520-22 Wellington. Built in the 1920s, they are all single-storied and feature mirror-image front facades.

Minimal Traditional Apartments and Homes:

In the late 1930s and early 1940s, Santa Ana, the county seat of Orange County, grew rapidly, creating the need for an urban style of housing. County and city government offices, located about six blocks from French Park, were increasing in size, while state and federal offices were adding to the swelling group of people working in Downtown Santa Ana. In addition, during World War II there were four large armed services bases established in the bean fields south of Santa Ana. Wives coming to be near

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their husbands and service personnel that did not want to live on the base lived in the large houses surrounding Downtown Santa Ana. The largest commercial center in Orange County, it provided all kinds of shopping conveniences, especially for one-car families.

Ten two-story apartment buildings, mostly built in the rectangular fourplex design that was popular at the time were constructed in French Park. They illustrate the increased urbanization of the City.

The Siemsen's Apartments, built in 1937, consist of two identical four-unit buildings at 1103-07 N. Bush. Rectangular and symmetrical, they feature large stationary windows flanked by metal-framed multi-paned casement windows. The Lyons fourplex, located at 1121-1123 1/2 N. French was also built in 1937. A U-shaped duplex at 1107-09 N. Spurgeon was built in 1940.

The year 1946 saw the construction of seven Minimal Traditional fourplexes in French Park. The Warner Apartments at 817-25 N. French feature an unusual rounded two-story bay in the center. That building and the units next door at 825-27 are both clad in stucco, with horizontal wood siding on the second floor. The fourplexes at the corner of Lacy and Vance feature horizontal banding between the two floors.

The stucco-clad Breaux Apartments at 901-907 N. Minter, built in 1948, contain the two-over-two horizontally divided windows so often used in the 1940s. A matching building is located next door, at 403-09 Vance St.

In conclusion, the above information illustrates that the French Park Historic District conveys significant and unique visual qualities which represent the historical and architectural character important to the city of Santa Ana.

Neighborhood Context:

Santa Ana has several historic neighborhoods. One other, Heninger Park, is designated as a local historic district. Although it is larger than the French Park Historic District, it contains more apartment buildings, especially in the north half, where the Craftsman and Colonial Revival homes once stood. The south half features Revival houses from the 1920s. Many more of the houses have been altered, particularly with stucco coating and aluminum-framed windows.

Eastside, a large historic neighborhood south of First St., once had a row of fine 1880s houses along Chestnut St. However, much of Eastside and

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almost all of Chestnut Street has been given over to apartments. There are still some important historic houses, but they no longer convey a cohesive view of the historic and architectural character of the neighborhood. The eastern half of Eastside is primarily 1920s in development.

Development began in Wilshire Square and Washington Square in the 1920s. The center section of Washington Square, a pleasant tree-lined neighborhood, was developed in the late 1930s, while the northern third was built up in the 1940s and 50s. Wilshire Square, south of Heninger Park, consists of many charming single-storied Tudor Revival, Spanish Colonial Revival, and Minimal Traditional homes, all built in the 1920s.

The Willard neighborhood, still has half a dozen fine historical houses, in spite of almost complete replacement of the original homes by large apartment complexes in the 1970s, 80s, and 90s.

The Logan neighborhood, east of French Park, was a Victorian neighborhood that gave way to industrialization in the 1940s. Through the years, more and more of the original homes have disappeared or been heavily altered. There are approximately a dozen unaltered historic houses remaining.

Flower Park, another 1880s-1920s neighborhood, is located west of the Civic Center. The neighborhood has seen many changes with the addition of several apartment houses and major alterations to all but eight or so of its historic homes.

Fourth Street, the main artery of the Saddleback View neighborhood, still has a few of the large houses for which Santa Ana was once known. Most have been replaced by large very modern professional office buildings. The rest of the neighborhood, north of Fourth St., consists of a mixture of single-storied 1920s, 30s, and 40s houses.

Floral Park, a large historic neighborhood north of Seventeenth St., is known for its large homes built in the 1920s, 30s, 40s, and 50s. It represents a different historical period and architectural character than the French Park Historic District.

Preservation Efforts:

In the 1940s and 50s, after many of the original owners of the large homes in French Park had died, the houses were purchased by landlords who made them into rooming houses. While some were fairly well maintained, others became deteriorated. Two houses on N. Spurgeon, three on N.

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Minter, two on E. Washington, and several on N. Garfield were replaced by apartment buildings. In the Mid-1970s two large and fashionable condominium projects were built on Ninth St.

The revitalization of French Park began in the late 1970s, when a few families purchased property, planning to restore and occupy the historic homes. By 1980, this movement accelerated as a new group of people with an appreciation for old houses began to move into the neighborhood. In 1980 they organized the Historic French Park Association and began working with the city to create its first local historic district.

A daring and, at the time, controversial new concept called for down-zoning to prevent developers from tearing down fine homes in order to build any more unattractive lot-line-to-lot-line apartment buildings. The SD-19 Ordinance which created the local historic district, required that those owners making changes to the exteriors of their homes had to follow the Secretary of Interior's Standards for Rehabilitation. The Historic French Park Association reviews all plans and makes recommendations.

In 1987, the Association applied for and received its non-profit status, allowing it to receive block grant funds. The City purchased five empty lots on Lacy Street that had been slated for apartments to be built by a 31-partner limited partnership. A badly-deteriorated 1970s apartment house on the corner of Vance and Lacy was purchased and demolished. Through the use of block grant funds and help from Housing Services, the Historic French Park Association saved three houses slated to be demolished by moving them to Lacy St., to become single-family, owner-occupied homes.

During the past ten years, most of French Park's historic houses have once more become single-family homes, leaving only five rooming houses. Within the past two years more than fifty houses have been repainted. The Historic French Park Association cooperates and works well with the Community Development, Code Enforcement, Police, Building, and Planning departments of the City.

Two years ago, the neighborhood was given the opportunity to redesign an ugly modern stucco-clad apartment unit at 1029 N. Spurgeon.

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It is now an attractive and well maintained Tudor-influenced building. The neighborhood has been working with the Executive Board of Mercy House, a group that is going to build an AIDS hospice on a lot previously occupied by a 1970s apartment building that was torn down because of substantial fire damage. The H. F. P. A. helped to design the new building, which will be compatible with the existing houses on the 800 block of N. Garfield.

Last year H. F. P. A. worked with city staff to update the S D-19 Ordinance. The new rules call for a tighter control over some of the problems experienced by the neighborhood, including front yard fences and inappropriate rehabilitation. In an effort to encourage the arts program in Santa Ana, the Ordinance allows for up to 12 art walks a year and art studios in the homes. That feature was included to encourage artists with families to settle in the neighborhood.

The French Park Historic District is home to people with a wide range of ages, occupations, and racial diversity. The restoration of its housing stock , which has occurred house-by-house and project-by-project, is an important asset to the City of Santa Ana, and provides a sense of its unique past.

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Verbal Boundary Description:

Beginning at the corner of Civic Center Drive East and North Spurgeon St., go east on Civic Center Drive East to North Lacy St. Turning north on Lacy, the boundary runs along the south side of 817 N. Lacy, crossing the alley and running along the south side of 820 N. Garfield Street. Turning south on Garfield, the line includes the east side of the street, to the corner of Civic Center Drive East. The line runs along the north side of Civic Center Drive East for one house, jogging north one lot before turning east to the alley behind N. Garfield St. The boundary runs along the west side of the alley until it reaches Vance St. At that point it turns west to Garfield St., then north down the center of Garfield to Wellington St. At Wellington St., it turns west, matching the slight diagonal of the street, continuing to the corner of Lacy and Wellington Streets. Turning north on Lacy, it extends to the southern boundary of the buildings at 1225/27 N. Lacy and 506 E. Washington St. Crossing Washington and passing along the east side of 505, the boundary turns west, running along the back of the lots from 201 to 505 E. Washington St. At N. Bush St., the boundary turns south, down the center of N. Bush St. At the corner of N. Bush and E. 11th St., the line turns east to the corner of E. 11th St. and N. Spurgeon St. Turning south, down the center of N. Spurgeon St., the line turns east on E. 10th St., then south, along the back of the properties at 910-932 N. French St. At E. 9th St., the boundary turns west, to N. Spurgeon St. Turning south for one lot from the corner of N. Spurgeon and E. 9th, the line runs west across the north side of 808-810 to the back of the lots on the west side of N. Spurgeon St. At that point it turns south to the point of origin at N. Spurgeon and Civic Center Drive East.

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Boundary Justification:

The proposed boundaries of the Historic French Park District are the same as the boundaries of the local Historic French Park District, with the exception of a section on Civic Center Drive, between N. Lacy St. and N. Garfield St., and a section on both sides of N. Spurgeon, between E. 9th St. and E. 11th St., where the resources are not available. Basically, the boundaries outline the residential neighborhood called Historic French Park, excluding the commercial districts to the south and west, the large concentration of apartment buildings and condominiums to the north, and the industrial area to the east.

The southern boundary, along Civic Center Drive East, is bordered, on the south side of the street, with three churches, one school, a post office, a condominium building, one house, the Ebell Club and parking lots.

The western boundary, along the back of the houses from 803-829 N. Garfield St., is next to an industrial/parking lot area. The line jogs to the middle of N. Garfield St. and includes all the houses on the west side (904-928). The east side of that block of N. Garfield is occupied by a large condominium. In order to not include the Western Medical Center and parking lots, the line runs west on Wellington St. and north on N. Lacy, to Washington St.

The northern border, along the back of the houses on E. Washington St. separates the houses along E. Washington from the large apartment complexes of the neighborhood immediately to the north, called French Court.

The eastern border, runs along N. Bush to E. 11th St., excluding two parking lots. It goes behind the non-contributing 10-year-old Fourth Court of Appeals building and a large condominium building, located on N. Spurgeon from E. 9th St. to E. 10th St. The boundary excludes a church on the corner of E. 8th St. and N. Spurgeon St. that has been altered. A new office building and a parking lot occupy the space on Civic Center Drive East, in the southwest corner of the district. Commercial buildings are located along Main St. one block away, to the west.

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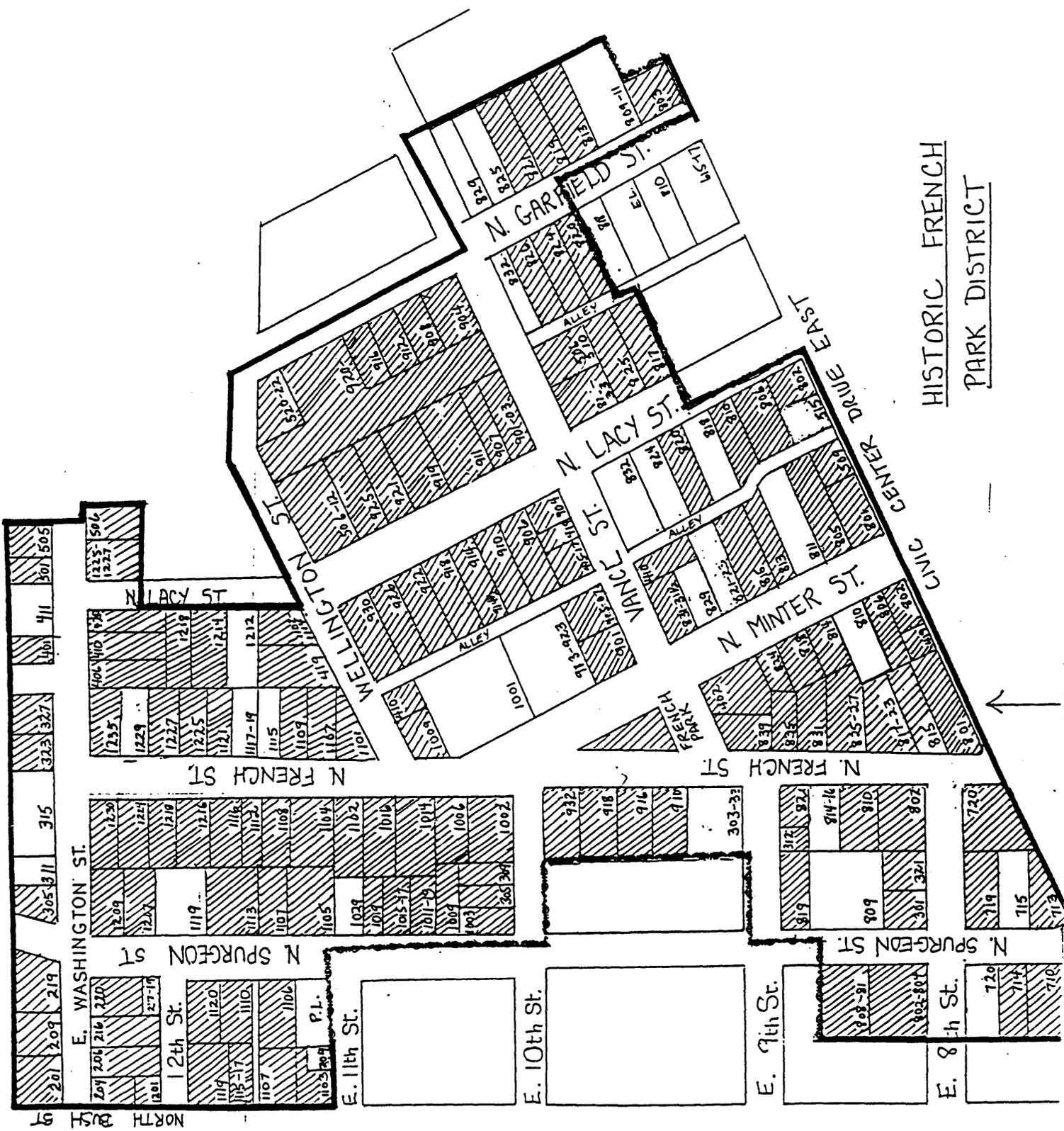
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French Park Historic District
Orange Co., CA

For all photos: Photographer: Diann Marsh
321 E. 8th Street
Santa Ana, CA 92701

Negatives with photographer

Date of photos, 1997



HISTORIC FRENCH
 PARK DISTRICT

NORTH EAST ST

E. WASHINGTON ST.

N. SPURGEON ST.

12th St.

E. 11th St.

E. 10th St.

E. 9th St.

E. 8th St.

N. FRENCH ST.

N. FRENCH ST.

N. MINTER ST.

N. LACY ST.

N. GARFIELD ST.

WELLINGTON ST.

CIVIC CENTER DRIVE EAST

